



Little Strickland Hill
Witherslack | Grange-over-Sands | Cumbria | LA11 6SA

FINE & COUNTRY

LITTLE STRICKLAND HILL



Welcome to Little Strickland Hill, Witherslack, Grange over Sands, LA11 6SA

If you love the idea of self sufficiency, living off the land and embracing the Good Life or indeed keeping horses, a few rare breeds or other farmyard favourites then a future at Little Strickland Hill may well be for you. This unspoilt character farmhouse is full of authentic period charm, there is a collection of outbuildings, established gardens and adjacent paddocks. In all, the package on offer is c. 6.25 acres and offers a rare opportunity to fulfil your rural dreams and embrace country living in this quiet and highly scenic corner of Cumbria.

There's an 1852 date stone on the front porch, but the house is believed to pre-date this, possibly going back to the 1700s. Little Strickland Hill was farmed up until the mid 1980's it was mainly fruit production; damsons, apples and pears, a family of itinerant workers living on the second floor in order to help with the harvest. The current owners bought it in 1986 and whilst working full time, ran it as a smallholding.

Traditional, charismatic and possessing a genuine and timeless romantic appeal, Little Strickland Hill isn't a Listed Building but offers plenty of period features which have been added to over the years with architectural finds. With porches to front and rear elevations, there are two beamed reception rooms both with real fires, an inviting dining kitchen with a Rayburn style stove, a large old fashioned pantry/dairy and a characterful downstairs cloakroom. To the first floor are three good double bedrooms and a family bathroom. There's a large family sitting room and a fourth double bedroom on the second floor. The front of the farmhouse faces west and enjoys some lovely views over the valley towards Cartmel Fell.

Outside are three outbuildings, the first offers a twin carport and attached stable, the second provides a garage, two workshops and an office and finally, there's a separate fuel store. Gardens surround the house with seating areas looking across the valley. There is a kitchen garden with greenhouse and orchards.

If you already have horses or ponies or moving to the country will give you the perfect opportunity to fulfil your equestrian dreams, then Little Strickland Hill offers the perfect set up with paddocks adjacent to the house and a range of versatile outbuildings.

So, whether you have a passion for ponies or pigs, a deep desire for donkeys and ducks, or a hankering for horses and hens, then Little Strickland Hill offers the land and buildings to indulge.

When we first viewed the house we just felt immediately at home, it had a lovely welcoming and comfortable feeling. We loved the character, especially all of the beams.

The land and buildings meant that we could continue to stable our horses and also welcome in a whole range of animals (in our time here we've kept horses, Herdwick sheep, pigs, geese, turkeys and chickens) and the workshops and garages allowed my husband to work from home as an engineer.

We've enjoyed foraging from the land and harvesting the fruit. We cook from scratch and so have had a plentiful supply, freezing masses for later and also giving lots away.

Living here it helps if you are practical and can turn your hand to things. The workshops have been great for that.









Location

At the base of Whitbarrow Scar, Witherslack is a small, scattered village in the Winster valley. Little Strickland Hill enjoys views across the valley and river to Cartmel Fell. This hidden corner of Cumbria is famed for its damsons. In early spring, frothy clouds of white blossom greet the onlooker at every turn. By autumn, the trees are laden with purple fruits and the harvest begins. Together with the adjacent Lyth valley it is an area of unspoilt pastoral delights - damson trees clustered in small orchards close to farmhouses, cottages and barns, over the decades many of which have been converted to houses. Woodlands of broadleaf trees and bluebells, undulating verdant fields are punctuated by rocky outcrops of limestone and yellow gorse adds a splash of colour to the countryside palette.

Along with Witherslack, at its heart of the valley are the village of Winster, Crook, Crosthwaite, Brigsteer and Underbarrow, all connected by a network of lanes, bridleways and footpaths. Collectively it is a sought after place to live. Easy to reach off the A590, you are soon on the country lanes, surrounded by fields, fells and nature. The honey pot villages of Bowness, Windermere, Ambleside, Grasmere and Hawkshead are close enough for day trips, but far enough that the holidaymakers rarely venture this far in their numbers. The valley and village are more about community and quiet country living.

Witherslack's Community Shop is a great asset to the village. It sells all sorts of everyday essentials and also goodies (their homemade cakes are legendary) and as a bonus you can order from award winning Higginsons butchers and Grange Bakery in nearby Grange over Sands. They will also arrange dry cleaning for you. Bonus! The village has a church (historic St Paul's dates back to 1669) and a primary school, both are within walking distance.

The nearest larger towns are Kendal and Ulverston which have busy high streets, a great selection of places for brunch and lunch, dinner and drinks as well as commercial and professional services. The major supermarkets are all represented. Closer to the village are the seaside town of Grange over Sands with its mile long promenade and the 12th century priory village of Cartmel, both are worth visiting. Very much a food lover's paradise, Cartmel has a selection of fine restaurants and artisan food shops.



We love the fact that whilst Little Strickland Hill is rural it is very much part of the village and of a community. We used to live in a very isolated setting and so our move here gave us the chance to connect with neighbours which we've appreciated. Our daughter got married in the church, and the pub and shop are real assets.

We look across to Cartmel Fell, in the morning the sun shines over the house and onto the fell, sometimes there's a ribbon of mist that lies along the River Winster; it's an absolutely magical sight to start the day.

Step inside

Whilst there are porches on both the front and the back of the house, it is probably the back door you'll use on a daily basis as it's nearest the parking area; the front porch off the sitting room then remaining the thoroughfare of callers arriving on foot from the village through the front garden gate. In the summer the oak front sitting room door is opened and the flagged floor porch with its ivy framed arched entrance makes a shady spot to sit and watch the world go by.... such as it does in a sleepy village. Pink and white roses adorn the farmhouse's front elevation as well as an established Virginia Creeper, its distinctive autumnal glow echoing the striking deep red paintwork of the house and garden railings.

Arriving by car and walking into the kitchen it's a homely sight, the royal blue Heritage stove is the beating heart of this country home, providing not just a centre for culinary offerings but the central heating and hot water too. With a beamed ceiling, it's traditional, characterful and welcoming, everything you'd expect from a farmhouse kitchen.

The stairwell is an attractive feature with a wide oak staircase and boarded floor, there are shutters to the window. If you love period features then the sitting and dining rooms will appeal – both tell a tale of rural life. The sitting room was once the kitchen, the stone fireplace still having the swinging arm for a pot to be held above the open grate, it's now home to a wood burner and there's an oak fronted spice cupboard. The window seat makes a charming spot to sit and admire the valley view through the sash window which still has its working shutters. There's only one other house on view, in the far distance across the fields.

The dining room is thought to have once been a barn for cattle with a hayloft above. Now an atmospheric dining room, the sash window has working shutters and a seat with a view of the valley, an open fire grate is set in a period surround and there's an inset cupboard (where it is thought the family bible would once upon a time have been carefully stowed away). There's lots of lovely oak around; the door, floorboards and tall cupboard door (now shelved, but it was formerly where the hay was fed in from the store above to the hungry cattle housed below).

Open the handmade oak door to the former dairy, another room that is testament to the farming heritage of the house; it still has the slate benches and shelves and there are meat hooks from the beams. With a flagged floor it makes for a cool store and is just as valuable in modern life as it was back in the day.

The gently rising staircase leads to the first floor where off the landing, painted paneled or boarded doors lead to the three double bedrooms and family bathroom. Typical of a house of this age, floors are often not entirely straight, it all adds to the character. All three bedrooms have window seats, high ceilings and face across the valley and together with all rooms on the front of the house enjoy good sunlight. In all three bedrooms Virginia Creeper hangs down over the sash windows framing the view; the vibrant new leaves turning a myriad of autumnal shades as the seasons unfold.

The family bathroom has a heritage style suite of a bath with a shower attachment, a wash basin and a loo. At the back of the house and with a sloping ceiling there's good eaves storage.

The second floor is an unexpected bonus – the pitch pine stairs open to a fabulous large family room. Built into the roof space there are exposed trusses and purlins and fabulous elevated views from the Velux skylights across the valley. It has a peaceful air, the sort of place you'd want to bring a coffee and a book, curling up in front of the Victorian cast iron open fireplace set in the large alcove with its triple aspect looking out to the back of the house. With so much space on offer it's the room where the children could set up a Scalextric or train set, or in the case of the present owners host cracking parties with live bands! It's a great family space, unexpected and unique. Beyond this is a second room, which could be a fourth double bedroom (teenagers would fight over this room, indeed, over the whole floor!) or a grown up space – an office, library or hobbies room maybe.

There are so many things that we have loved about this house beyond the period features and character; the evening sun on the front as it shines into the bedrooms is particularly lovely and whilst it might sound unusual, I love the stairs, they rise gently and are wide.

Over the years we've loved to have friends over – the dining room is so atmospheric with the fire and candles lit and the top room has been great for parties because it's such a good size, we've even had bands playing up there! Christmases have been wonderful here, the house looks so festive. We forage holly and ivy from the garden, have a tree in the sitting room, cards hung all along the beams and both fires lit.













Step outside

Buying a house in the countryside is very often just as much about the land and buildings as the house itself. Little Strickland Hill offers a great balance between house, buildings and land. The buildings all offer single storey accommodation and are therefore very flexible and offer maximum practicality.

There are three main outbuildings but each are subdivided and multipurpose. Nearest the house, for practical purposes, is the fuel store with space for coal and logs (and a hatch set at higher level so you can chop wood and feed it from above). Attached to this is a general garden store.

Walk up behind the fuel store and there are the two main outbuildings sat opposite each other with a grassed area in between.

To the east is a single storey stone and slate barn with attractive stone pillars separating out two car ports and a stable. If you were keen to further your equestrian interests then the stabling quota of buildings could easily be increased by subdividing the larger workshops into loose boxes and tack rooms.

To the west is the largest building which has three phase power and a woodburner, a little rusty truth be told, but still in working order! There are three workshops (two have garage doors), a small store and an office. You're never far from nature here, swallows nest in the largest workshop so the doors are left ajar.

The front garden is bordered by distinctive red railings, mainly laid to lawn, there are planted beds and it is gated to both sides as is the area immediately to the back of the house, paved with Lakeland stone it makes for a practical entrance, the use of gates is intended either keep your dogs and small children in, or the chickens and stock out. There are both hot and cold outside taps – perfect if you have a pampered (but muddy) pooch! The flags lead round the back of the house past the natural crag face and through an arch in the hedge to the south of the house where the heady scent of colourful phlox greets you in summer onto the west facing seating terrace. What a fabulous place to sit! Sheltered, it's an absolute sun trap, a pale pink dog rose climbs the side of the house and makes for a quintessentially English country look in early summer. You're above the lane and so it's wonderfully private but still enjoys the views right across the valley.

Beyond is one of the orchards where under the trees are planted a succession of bulbs, starting with English snowdrops which have naturalised in great swathes and a variety of daffodils, many of which were brought back from the owners' holidays on the Isles of Scilly.

Within the grounds there are apple (cooking and eating varieties), pear, damson, plum, sloe and quince trees. Whether your preference is for crumbles or pies, chutneys or jams, wines or gins, the trees at Little Strickland Hill will keep you well supplied. Further enhancing the 'grow your own' potential here is the kitchen garden, now needing a little work to bring it back in hand, but there are raised beds and a greenhouse to get you started.

Day to day parking is at the side of the house but drive past the gable end and there is plenty of extra space for horseboxes, trailers, vans, tractors and the like both in the carports and the surrounding area.

It's a great spring garden; the blossom on the trees combined with the snowdrops and daffodils underneath is absolutely beautiful.

It's the perfect place if you love nature and wildlife, we see roe deer (and an occasional red) on the banking as well as visiting foxes, badgers and buzzards, in fact, there are so many varieties of birds; the chattering of the swallows (we've a nest in one of the workshops) is such a happy sound and listening to the dawn chorus is a wonderful way to start the day.

The pear tree is very old, an elderly neighbour told us that she remembered playing underneath it as a small child which must now put it at about 100 years old... and it still bears fruit. We used to have a pair of geese, George and Mildred, they would scavenge the fallen pears and get a little tipsy on the fermented fruit!







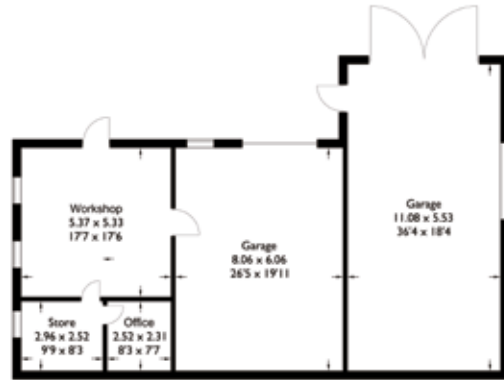
Little Strickland Hill

Approximate Gross Internal Area : 267.14 sq m / 2875.47 sq ft

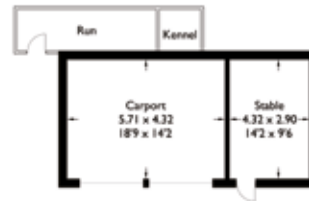
Outbuildings : 175.52 sq m / 1889.28 sq ft

Carport/Stable : 37.84 sq m / 407.30 sq ft

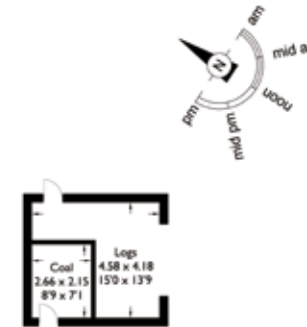
Total : 480.50 sq m / 5172.05 sq ft



Outbuilding



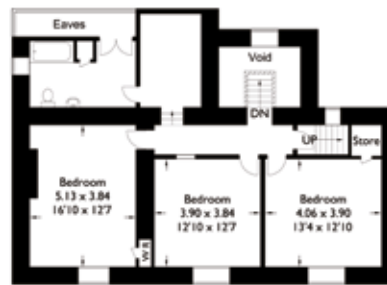
Carport/Stable



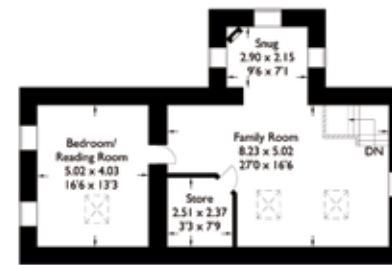
Outbuilding



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



FURTHER INFORMATION

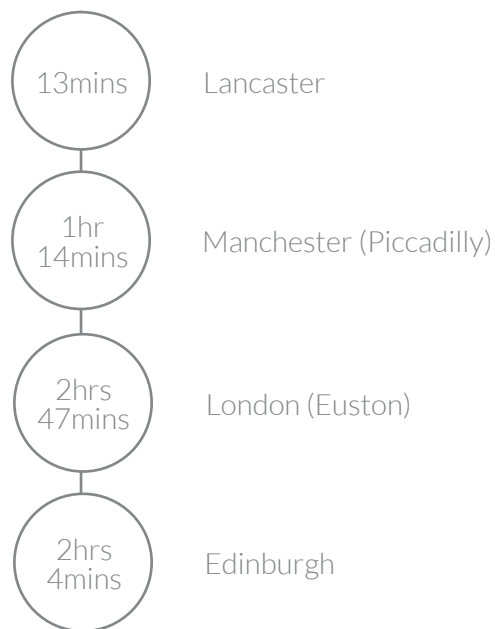
On the road

Grange over Sands	6.5 miles
Cartmel	8 miles
M6 J37	10.5 miles
Oxenholme (railway station)	10.7 miles
Kendal	11.5 miles
Ulverston	14.5 miles
Windermere	18.5 miles
Ambleside	23 miles
Lancaster	25.5 miles
Manchester airport	85 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.



Services

Mains electricity. Solar panels in the former kitchen garden adjacent to the paddock.
The oil fired Rayburn has a back boiler which heats the radiators. There is a second cooking stove, powered by LPG.
Private and mains water. The private water is from a well in the paddock.
Private drainage to a tank in the front field, there is a

Directions

what3words: ///safety.footpath.known

Use Sat Nav **LA11 6SA** with reference to the directions below:

Leaving the M6 at Junction 36, take the A590 towards the Lake District. Leave the dual carriageway at the first exit on the left signposted Barrow/Milnthorpe and proceed down the slip-road to the roundabout, take the first exit onto the A590. Once on the dual carriageway, turn right, signposted Bowland Bridge 5/Witherslack 1 and cross over the opposite carriageway. Cross the cattlegrid, pass the village shop and The Derby Arms proceeding into the village. Turn left signposted Halecat and continue past the school and the church. Keep an eye out on your right for some red railings and turn right immediately afterwards, the former milk churn stand is positioned at the entrance. Parking is on the right.

Internet Speed

Full fibre gigabit broadband provided by B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Local Authority

Westmorland and Furness Council

Please note

Little Strickland Hill is not a Listed Building.
There are no public footpaths crossing the property.

Local leisure activities

Cycling – the area is popular with cyclists as there are many recognised routes that go through or near the village including the Bay Cycleway, the Walney to Wear Cycle Way and the New Cumbria Cycleway
Cartmel Racecourse, a small national hunt racecourse in Cartmel with nine race days a year
Golf courses at Grange over Sands, Windermere, Crook and two at Kendal
Sailing - Royal Windermere Yacht Club (Bowness on Windermere)
Boating - Windermere Motor Boat Racing Club (Bowness on Windermere)

Local eateries

A food lover's paradise, we are spoilt for choice; here is a selection

Informal dining, country pubs and cafes

The Derby Arms (Witherslack)
The Strickland Arms and Low Sizergh Barn Farm Shop Café (both at Sizergh)
The Punch Bowl (Crosthwaite)
The Black Labrador (Underbarrow)

Great walks nearby

Straight from the door, you can walk for miles on footpaths, bridlepaths and lanes. A favourite of the vendors is up through the woods to Yewbarrow Fell (known locally as 'The Noddle'), over to Witherslack Hall or in the opposite direction to walk (or hack) over to Cartmel.

Involving a drive, but well worth it, there are Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) and Wainwright's 214 Lakeland fells to explore as well as coastal walks along the promenades at Grange over Sands and Morecambe and in the Arnside and Silverdale AONB.

Water sports and equipment hire at Fell Foot Park (Newby Bridge)
Theatre - The Old Laundry (Bowness on Windermere) and The Brewery (Kendal)
Cinema - The Royalty (Bowness on Windermere) and The Brewery (Kendal)
Places to visit - Sizergh Castle (National Trust), Levens Hall, Leighton Hall, Holker Hall, Brockhole on Windermere (the national park visitor centre), Holehird Gardens (home of the Lakeland Horticultural Society)

The Wheatsheaf (Brigsteer)
Hare & Hounds and Levens Kitchen (both at Levens)
Masons Arms (Strawberry Bank)
The Cavendish Arms (Cartmel)
Heft (High Newton)

Fine dining restaurants

L'Enclume and Rogan and Co (Cartmel)
Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere)

Schools

Primary

Dean Barwick Primary School (Witherslack)
Cartmel Primary School
Windermere School (Independent)
Sedbergh Preparatory School (Independent school at Casterton)

Secondary

Cartmel Priory CoE School (pupils 11-16)
Windermere School (Independent)
Sedbergh School (Independent school at Sedbergh)
The Queen Katherine School and Kirkbie Kendal School (both in Kendal)

Further Education

Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College
Kendal College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as described.

Guide price £825,000

Council tax band - G

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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