



1 Lane Ends  
Frostrow Lane | Sedbergh | Cumbria | LA10 5JT



# *1* LANE ENDS









## Welcome to 1 Lane Ends, Frostrow Lane, Sedbergh, The Yorkshire Dales, LA10

A great opportunity to establish yourself in the heart of the Yorkshire Dales with a charming farmhouse dating back to the 1700s along with an attached converted barn for letting, guests or multigenerational living. Situated just outside, and within walking distance of the picturesque market town of Sedbergh, the setting is quiet and the views are unspoiled and highly scenic.

The characterful farmhouse starts with a porch into a double fronted reception room with space for seating and dining, the country kitchen also has room for a breakfast table and completing the ground floor picture is a garden room, a versatile room to use as a second seating area or home office. Off a generous landing are three double bedrooms, one has an ensuite shower room and there is a spacious bathroom. The attached barn conversion is approached through an airy glazed vestibule which leads into a reception room, again with room to sit around the fire and also have a dining set. A kitchen, laundry cupboard with extra storage and cloakroom complete the ground floor. Off the landing are two double bedrooms and a shower room. The two properties have the potential to be easily connected at ground level. Outside is a super double garage, extensive parking, delightful gardens and a detached outbuilding with immense scope for a multitude of purposes; garden room, home office, studio, gym or workshop.

This is a super and very flexible opportunity for those seeking a lifestyle change or a commercial opportunity in the heart of the Yorkshire Dales.

*“ It has been a great house for entertaining, for welcoming friends and family over. It's cosy and comfortable, a real home. The barn was converted originally for dependent family but after their time it was let commercially through Sykes and also private bookings for returning customers. It was always popular with couples, generally middle aged and older as the location is so wonderfully quiet and peaceful. Very often they would be here on a walking holiday, often doing the Dales Way. Parents with children at Sedbergh School were also regular customers. The enclosed garden and parking were popular as The Barn was one of the few places in Sedbergh to offer both as was the fact that dogs were welcomed.”*















### Location

Just over six miles from the motorway and you're in a different world. Approaching from the M6, round the bend and the valley stretches out in front of you, a view to lift the spirits as the glorious Howgill Fells rise to greet you. The view is outstanding.

Famous for their breathtaking scenery, The Dales offer beautiful undulating valleys to explore (such as Dentdale, Lune, Rawthey and Nidderdale) each proud of its uniqueness, splendid waterfalls (such as Cautley Spout and Hardraw Force) and a multitude of quaint and characterful towns, villages and hamlets to wander around. Whether you're a relaxed Rambler or avid hiker, a runner or cyclist, a fisherman, horse rider, adrenalin junkie, or are simply on a quest for dark starry skies, the perfect cup of tea, a delicious pub lunch or a tempting craft shop, the Dales can feel like home. Whilst the property might be nestled in the Yorkshire Dales, with a drive of just over 20 miles you could be standing on the shores of Windermere gazing across the lake to the Lake District fells opposite.

For day-to-day requirements, ensconced by the fells, Sedbergh has a good range of local amenities centered on Main Street which is home to an array of independent retailers, including a traditional grocer and butcher, ironmonger, florist, sweet shop and a Spar supermarket. As an official book town, there is also a selection of book shops to browse and a town library. Healthcare wise there is a medical centre, a dentist and a vet. Sedbergh has a weekly Wednesday market held in the car park on Joss Lane and monthly during the summer months, Main Street is the setting for an artisan market.

It's hard not to enthuse about the lifestyle on offer here.











# STEP INSIDE

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Wherever you are in the farmhouse or barn, the views are a joy to behold. Green and leafy, away to the distant Howgill fells, over neighbouring fields or the colourful country cottage gardens. The effect is calm and restful adding to the overall charm of this pair of characterful properties.

The former farmhouse is entered through a spacious porch, useful for coats and boots, into a double fronted reception room. A charming and welcoming room with a beamed ceiling, window seats, oak floor, marble surrounded open fireplace and an alcove fitted with painted shelving and a cupboard. The oak flooring continues into the breakfast kitchen, fitted cabinets have panel doors painted a soft sage green finished with wood block worktops. Next comes a versatile room, fitted units provide extra storage and a counter top makes a good desk or hobbies space, it is open to the garden room which offers a second seating area with a vestibule providing an alternative route into the garden.

The first floor landing is generously proportioned with a good view of the fells from the staircase window. Boarded doors lead into the various rooms; most are made from old, wide planks. The views from every room are great; gardens, fields and fells ensure an unobscured outlook of the surrounding countryside. There are three double bedrooms, two have oak flooring and window seats. The third has a vaulted ceiling rising to the roof's apex having an ensuite shower room with a three piece suite and a heated towel rail. The bathroom is spacious and has a bath with a shower over, a wash basin and WC. There's good storage space, oak floor and window cill and a heated towel rail.

Attached is the barn which was converted in around 2007/8 when the detached garage was also built. The barn has a similarly cosy, characterful and comfortable feel. The entrance is impressive with a double height vestibule big enough to have a table and chairs; the perfect setting to enjoy a cup of tea, a quiet read or just the outlook to the garden whatever the weather. Glazed double doors then open to the living accommodation, another sociable and characterful reception room where there is room to hunker down around the wood burning stove and also have a dining table and chairs. The floor is oak with a glass hearth for the stove which allows the beauty of the wood beneath to shine through. Pine boarded doors open to the various rooms, the first a laundry room and store, the second a small room with a wash basin which then leads through to a downstairs WC. Finally, the kitchen which has been cleverly designed and whilst small, it is well equipped and perfectly formed with oak fronted cabinets, an oak floor and a dual aspect taking in lovely garden and countryside views. The first floor landing is spacious with a shower room (having a large shower, wash basin, WC and heated towel rail) and two double bedrooms both having an interesting architectural feature of an internal window with an aspect into the entrance vestibule below.

The two properties would suit two generations of the same family, those looking for an independent arrangement for regular guests or as an investment opportunity either with holiday lets or longer term tenants. With the potential to reinstate a connecting door on the ground floor, it would also be possible to occupy as a whole.































# STEP OUTSIDE

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Turning in off the lane, there is a gravel parking area with space for three cars with room to drive past, through the gate and continue onto the sweeping drive which leads through the garden to the garage. Along the side of the drive that borders the open field is a lawn into which are planted a selection of trees including copper beech, silver birch, rowan and acers.

Stone faced with a slated roof, the timber framed double garage has two up and over garage doors, power and light. There's parking in front of the garage and to the side is a hard-standing area that would be perfect to tuck away a camper van, caravan or boat.

A flagged seating area runs along the front of the farmhouse and barn, from here there is a lovely outlook over the immediate garden and also beyond to the fields and fells. It's a delightfully private place to enjoy time in the garden with room for several arrangements of outdoor furniture. Surrounding a lawn are beds and borders, well stocked with roses and cottage garden favourites.

The previous owner had a private cattery built within the garden. It's an incredibly versatile building and with extensive glazing enjoys super fells views across the fields. Cleared of the internal partitions it would adapt to a garden room, home office or studio, workshop or gym. An extremely valuable addition to add a whole new dimension to country living.

Whilst attached to a third property, the orientation is completely different and gardens face in opposite directions ensuring that the outlook from the farmhouse and barn and the use and privacy whilst in the garden are unaffected.





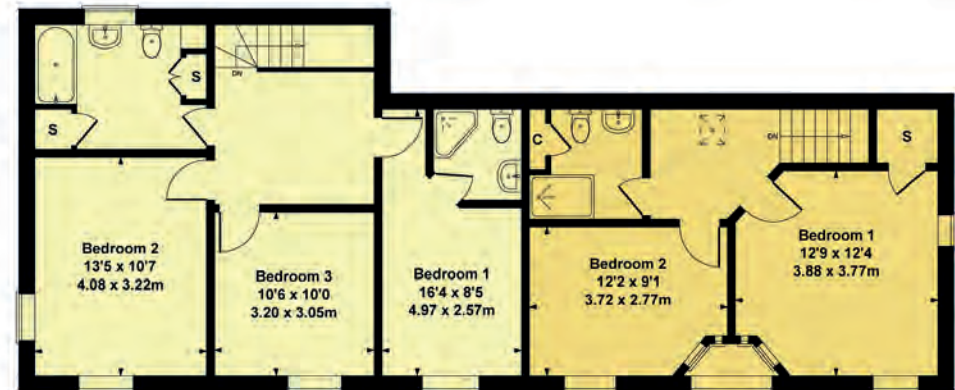


# Lane Ends And The Barn

Approximate Gross Internal Area  
2110 sq ft - 196 sq m



GROUND FLOOR

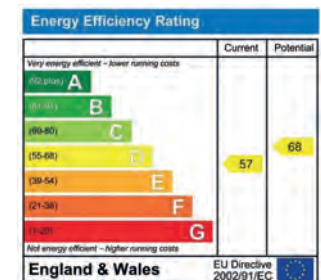


FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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 17.07.2025





# FURTHER INFORMATION

## On the road

Main Street, Sedbergh	1.3 miles
Dent	5.8 miles
Kendal	12 miles
Kirkby Lonsdale	12.5 miles
Windermere	20.4 miles
Manchester	78.5 miles

### Transport links

M6 J37	6.3 miles
Oxenholme railway station	10.9 miles
Leeds Bradford airport	62 miles
Manchester airport	88 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.

## Internet Speed

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)

## 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](https://www.nationalrail.co.uk) for further details.

## Please note

1 Lane Ends and The Barn are attached to a third property which does not form part of this sale.

## Schools

### Primary

Sedbergh Primary School  
Dent CoE Primary School  
Sedbergh Prep School, Casterton (independent)

### Secondary

Settlebeck School, Sedbergh  
The Queen Katherine School and Kirkbie Kendal School, both in Kendal  
Queen Elizabeth School and QEstudio, Kirkby Lonsdale  
Sedbergh School (independent)

## Directions

**what3words** [radio.height.sometimes](https://www.what3words.com/radio.height.sometimes)

Use Sat Nav **LA10 5JT** with reference to the directions below:

Exit the M6 and J37 and at the junction head towards Sedbergh on the A684. Once in Sedbergh, bear right onto Finkle Street and at the mini roundabout take the first exit onto Back Lane. Proceeding almost towards the end of the town, turn right to stay on A684 and then right again onto Lane Ends. As the lane from Millthrop joins at a T junction, the property is on the corner, turn right here and immediately left into the parking area.



## Local leisure activities

### Places to visit

Farfield Mill, Sedbergh  
Dent Village Museum and Heritage Centre, Dent  
White Scar Caves, the longest show cave in England, Ingleton  
Local National trust attractions include Fountains Abbey and  
Studley Royal Water Garden, Beningbrough Hall (gallery and  
gardens), Treasurer's House and Nunnington Hall

### Sport and recreation

The renowned and independent Sedbergh School has extensive  
facilities which are available for town inhabitants to use and

enjoy, including a swimming pool, various sports facilities and  
concerts in the state-of-the-art music hall. This is an amazing  
and highly prized facility for local residents in such a rural  
community.

Golf courses – Sedbergh, Kirkby Lonsdale, Casterton, Kendal,  
Carus Green and Windermere are all within driving distance

There are many superb cycle routes to get you into the heart of  
the National Park, including a popular route from Dent over the  
breathtakingly beautiful Barbondale to Barbon

## Places to eat

The Black Bull Inn and The Dalesman Country Inn, Sedbergh  
The Fairways Bar and Restaurant at Sedbergh Golf Club  
The Haddock Paddock, Sedbergh

George and Dragon and Sun Inn, both in Dent  
The Sun Inn, Royal Hotel and Avanti, all in Kirkby Lonsdale

## Great walks nearby

In The Yorkshire Dales there are walks for all ages and abilities with countless footpaths and walking routes locally including the famous Dales Way.

For those seeking a gentle ramble there are miles of beautiful riverside walks, as four rivers converge in Sedbergh. The Howgill Fells connect Sedbergh to Frostraw and the Middleton Fells as well as characterful Dent and will take you higher and deliver panoramic views in return. If you'd like to take on more of a challenge then Yorkshire's Three Peaks; Ingleborough, Wharfedale and Pen-y-ghent are ready to be conquered.

## Services

Mains electricity, water and drainage. Fourteen solar panels on the garage roof provide electricity. Heating is a combination of night storage heaters on the ground floor, radiators on the first floor fed off back boilers on the open fire and Morso stove. Domestic hot water from immersion heaters on both hot water tanks.

*Guide price £595,000*

Westmorland and Furness Council  
Council Tax band D  
Barn at 1 Lane Ends - business rates are payable to Westmorland and Furness Council. Rateable Value of £1,925 (with effect from 01.04.23). Prospective purchasers are advised to make their own enquiries as to the amount payable.

Tenure  
Freehold

## Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and appliances in the farmhouse: Hotpoint hob with fan over, Bosch double oven with combination grill, slimline Bosch dishwasher, undercounter fridge freezer, LG washing machine and Beko condenser dryer. Appliances in the barn: Diplomat hob, fan over, Stoves double oven with combination grill, slimline Diplomat dishwasher, fridge, Bosch freezer, Siemens washing machine and Whirlpool condenser dryer.

The furniture is available by way of further negotiation.







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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Fine & Country Windermere  
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU  
01539 733500 | [sales@fineandcountry-lakes.co.uk](mailto:sales@fineandcountry-lakes.co.uk)

