

## Crosthwaite

£820,000

Mireside Farm, Crosthwaite, Kendal, LA8 8BT

This grade II listed Westmorland farmhouse has the brilliant potential to be transformed into a beautiful property, perfect for a family looking to create a new home. Situated in an elevated position overlooking the tranquil Lyth Valley area, the farmhouse comes with the added benefit of 3 excellent sized barns, 1 piggery and an ample amount of land surrounding the property with planning permission for residential development.

### Quick Overview

- 4 Bedroomed farmhouse
- 2 Reception Rooms, 1 utility and 1 bathroom
- Peaceful location
- Approximately 6.2 acres
- Views over open fields
- In need of refurbishment
- 3 Detached barns and 1 piggery
- Ideal family home
- Off road parking
- Ultrafast fibre broadband available



4



1



2



F



Ultrafast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6075



Living Room



Dining Room



Kitchen



Bedroom 2

**Location:** Pleasantly located and just a few miles from the A590, it has easy access to Windermere, Kendal and other surrounding towns.

From Windermere proceed on New Road/Lake Road (A592) into Bowness, straight over the roundabout, bearing next left on to Kendal Road sign posted Lyth Valley. Continue on this road for approximately 8.5 miles, past the sign posted Crosthwaite and Mireside Farm is the second farm on the left hand side.

**Property Overview:** An excellent traditional farm building with great potential for refurbishment and development for any keen developer!

There are an additional two barns to the west and east of the farmhouse, plus a detached Orchard on the opposite side of the access drive to a neighbouring property. Furthermore, there is land behind and to the north west of the farmhouse and buildings extending to approximately 4.85 acres. As it stands, the previous owner installed uPVC double glazing, which is contrary to the rules and regulations of a Grade II listed property therefore, will need re-glazing throughout.

The current owners approached the Lake District Planning Authority with regard to potential change of use of the buildings to residential. A favourable response was received, dated 17th August 2023 for alterations to farmhouse, conversion of the traditional barns into two houses subject to local occupancy conditions. Conversion of the piggery to home office and to knock down the brick built barn and create a 3 bay garage. Planning permission details can be found on the Lake District National Park Authorities website under 7/2023/5307.

**Accommodation:** (with approximate measurements)

**Living Room** 23' 7" x 11' 5" max (7.19m x 3.48m)

**Dining Room** 14' x 11' 4" max (4.27m x 3.45m)

**Kitchen** 13' 0" x 10' 9" (3.96m x 3.28m)

**Pantry** 14' 3" x 6' 10" (4.34m x 2.08m)

**First Floor**



**Bedroom 1** 13' 6" x 11' 9" (4.11m x 3.58m)

**Bedroom 2** 11' 3" x 10' 11" max (3.43m x 3.33m)

**Bedroom 3** 12' 0" x 10' 3" (3.66m x 3.12m)

**Bedroom 4** 12' 3" x 9' 2" (3.73m x 2.79m)

**Former Bathroom**

**Outside:** Two enormous stone detached barns split into several storage areas with planning permission to convert into three dwellings (subject to a local occupancy clause) and the more modern brick built barn having the potential to be a 3 bay garage. Plus a piggery to the rear with permission to be a home office.

**Property Information:**

**Services:** Mains water and electricity. Oil fired central heating system. Private drainage and septic tank located to the east of the farm buildings.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band E.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words:** ///hesitate.foggy.mouse

**Notes:** \*Checked on <https://www.openreach.com/> 19th April 2024 - not verified.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £100.00 per company.



Bedroom 4



Barn 1



Land

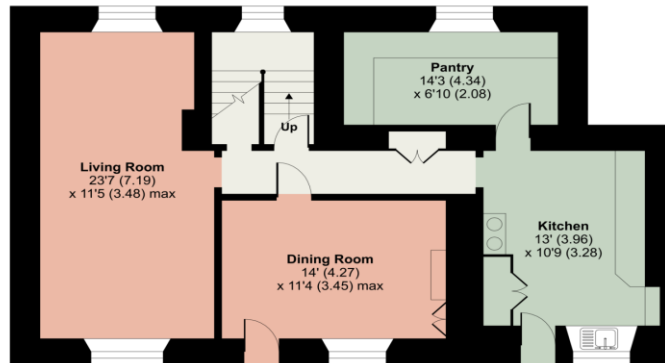
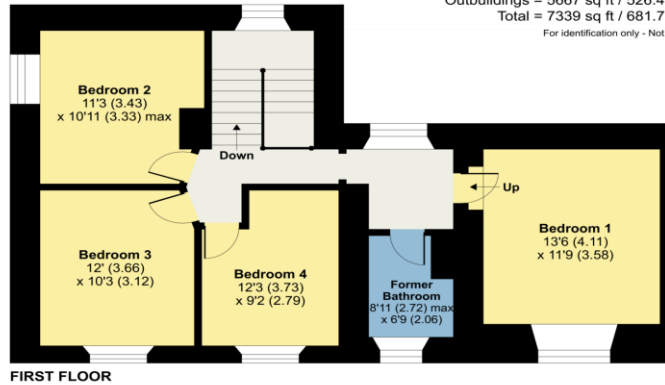


Ordnance Survey Ref: 01161877

## Mireside Farm, Crosthwaite, LA8

Approximate Area = 1672 sq ft / 155.3 sq m  
Outbuildings = 5667 sq ft / 526.4 sq m  
Total = 7339 sq ft / 681.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.  
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