



 Sandwath



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Newbiggin-On-Lune, Kirkby Stephen, Cumbria CA17 4LY

Discover the hidden gem of Newbiggin-on-Lune, a quiet and unspoilt village that is nestled in a peaceful corner on the fringe of the Yorkshire Dales and the Lake District National Parks, removed from the hustle and bustle of tourist hotspots, while still providing excellent road connections with Junction 38 on the M6 only a five-mile drive away.

Sandwath offers a remarkable opportunity for those seeking a large family home with three interconnecting self-contained one-and two-bedroom units perfect for those with dependent relatives or visiting guests - or perhaps for those seeking a stunning ready made holiday letting complex. Set on approximately 2 acres of picturesque gardens and grounds, with fine views and plenty of parking including a detached open fronted garage.

Quick Overview

- Sandwath a splendid farmhouse with interconnecting annexe and two cottages
- Ideal for permanent living and or holiday enjoyment
- Set in two acres of landscaped gardens and grounds
- A wealth of charm and character throughout
- Breath-taking views from every window
- Planning permission to develop the garage
- Peaceful corner on the fringe of the Yorkshire Dales & Lake District National Parks
- Excellent location for regional and national communications
- No upward chain - early viewing recommended!
- Broadband speed up to 44 MBPS





Location

From Junction 38 of the M6 Motorway take the A685 signposted Kirkby Stephen. After approximately five miles, just before the village, take the turning right, signposted Weasdale where Sandwath is the second property on your left. Pull onto the gravelled driveway and park in front of the open garage.

The market town of Kirkby Stephen is six miles away with shops, excellent primary and grammar schools, pubs and restaurants. The train station at Kirkby Stephen sits on the Settle to Carlisle line from where you can be in Leeds in 90 minutes and the town of Sedbergh with its public school is just under fifteen miles away.

The village of Ravestonedale with its tennis court, childrens play area and small 9 hole golf course being only two miles away is perfect for a Sunday stroll ending with lunch at one of the two distinct pub/restaurants.

For those who enjoy walking and the outdoors there is plenty of activities on the doorstep including the Coast to Coast walk that passes through Kirkby Stephen and Orton. On Sandwath's doorstep you have the a local trout fishing farm, the Smardale Viaduct Nature Reserve and the unique Howgill Fells with unrivalled views across the Yorkshire Dales and the Lake District.

Welcome

From the farmhouse, to the adjoining annexe, and cottages the attention to detail is evident at every turn. Where with care and imagination the current owners have lovingly created a property that exudes charm and character, be it for family living or those seeking a holiday letting business opportunity in a quiet, rural setting, close to the source of the River Lune. A perfect retreat with plenty of space within the grounds for private sitting areas and discreetly placed hot tubs.

Step inside and you'll immediately notice the property oozes quality from the reclaimed flagged floorings, to the bespoke solid oak staircase, to oak doors and exposed timbers that further enhance the character of the properties, creating a warm and inviting atmosphere.

One of the standout features of this exceptional property are the breathtaking views that can be enjoyed from every window. Whether you're gazing out over the rolling countryside across to the Howgills, Mallerstang Edge and Wild Board Fell or simply taking in the beauty of the surrounding gardens, you'll always have a picturesque vista to admire.

The property also offers exciting potential for expansion. Planning permission is in place for developing the garage area creating a coach house that will provide further two bedroom accommodation with a first floor that could be utilized in a variety of ways. Imagine the possibilities of having additional living space or a dedicated home office. Additionally, there is potential for creating a wrap-around balcony on Cottage 2, providing the perfect spot to relax and enjoy the stunning views.

A Thought from the Owner's - Arriving at Sandwath, the stress of modern living simply melts away, leaving time to relax and enjoy the peace and quiet of this little oasis.





The Farmhouse

The beautifully restored 17th Century former farmhouse, extended in the 18th century, has been meticulously renovated in recent times to create a truly splendid home. Nestled in a picturesque location, this property offers breathtaking views from every window, making it an ideal choice for those seeking a permanent residence or a delightful holiday retreat.

As you step through the traditional entrance porch, you are greeted by a magnificent reception hall adorned with reclaimed York flagstones that flow seamlessly throughout the ground floor. The bespoke solid oak staircase adds a touch of elegance to the space.

The living room is truly exceptional, boasting a central stone fireplace with a large double-sided multifuel stove. Opening into the dining kitchen, which features solid oak units, granite worktops, and a large central island unit. High-end appliances, including a Rangemaster cooker and a Quooker tap, make this kitchen a dream for any aspiring chef.

The delightful garden room invites the beauty of the outdoors inside, creating a serene and tranquil atmosphere. Additionally, there is a home office with an interconnecting door to Cottage 1, providing a convenient and versatile space.

The ground floor also offers a utility room, cloakroom, and a shower room for added convenience. A large laundry room, complete with an adjoining boiler room and separate access to the outside, ensures that household chores are a breeze.

Moving to the first floor, you will find a generous landing leading to the master bedroom, which boasts an ensuite shower room. A guest bedroom with its own ensuite shower room and two additional bedrooms, along with a well-appointed house bathroom, complete the sleeping quarters. A connecting door provides easy access to the annexe, offering flexibility and versatility.

Specifications

Boot Room/Utility & Cloakroom

16' 2" x 10' 2" (4.93m x 3.1m)

Living Room

27' 0" x 16' 6" (8.23m x 5.03m)

Dining Kitchen

21' 6" x 19' 0" (6.55m x 5.79m)

Garden Room

30' 10" x 13' 3" (9.4m x 4.04m)

Gym/Study

17' 5" x 11' 11" (5.31m x 3.63m)

Laundry & Adjoining Boiler Room

10' 10" x 10' 4" (3.3m x 3.15m)
plus
10' 4" x 8' 4" (3.15m x 2.54m)

Master Suite

16' 5" x 15' 8" (5m x 4.78m)

Bedroom 2 with En-suite

15' 2" x 12' 11" (4.62m x 3.94m)

Bedroom 3

19' 6" x 10' 5" (5.94m x 3.18m)

Bedroom 4

15' 8" x 6' 5" (4.78m x 1.96m)





The Annexe

Specifications

Open Plan Living Dining Kitchen
19' 8" x 12' 4" (5.99m x 3.76m)

Bedroom 1 with En-suite
12' 2" x 10' 10" (3.71m x 3.3m)

Bedroom 2 with En-suite
12' 5" x 11' 7" (3.78m x 3.53m)

Two Tier Living Room with Mezzanine Cinema/Snug
17' 11" x 12' 10" (5.46m x 3.91m)
plus
18' 1" x 12' 2" (5.51m x 3.71m)

Attractive and Stylish Two-Bedroom Annexe with Mezzanine Level

Discover this fantastic two-bedroom, two-bathroom annexe. Offering appealing and imaginatively designed living space, ideal for all the family to enjoy. With a well-fitted dining kitchen and a light and airy open-plan living area complete with a vaulted ceiling and plenty of natural light and a mezzanine level that provides a versatile space that can be used as a study, playroom, or additional living area. The possibilities are endless.





Cottage One

Specifications

Open Plan Living/Dining Kitchen
16' 9" x 11' 9" (5.11m x 3.58m)

Bedroom
12' 2" x 11' 5" (3.71m x 3.48m)

A One-Bedroom Cottage with High-End Finishes"

Introducing Cottage one, a delightful one-bedroom cottage that offers a perfect blend of style and comfort.

As you step into the cottage from the front you'll be greeted by an inviting open-plan living/dining kitchen. The space is thoughtfully designed and fitted to a high standard, ensuring a modern and functional living experience. The kitchen area boasts top-of-the-range appliances, including a built-in oven, halogen hob, dishwasher, and fridge.

The cottage also features a spacious double bedroom and a stylish shower room, featuring a luxurious four-piece suite.



Cottage Two

Specifications

Bedroom

11' 9" x 11' 7" (3.58m x 3.53m)

Open Plan Living/Dining Kitchen

20' 11" x 11' 8" (6.38m x 3.56m)



Step into Cottage 2, a delightful one-bedroom cottage with its own separate access and an interconnecting door into the adjoining cottage.

This charming cottage features oak flooring and exposed timbers, creating a warm and inviting atmosphere.

As you enter on the ground floor, you'll find the main entrance with a hallway that leads up to the first-floor living space. On this level, there is a well proportioned double bedroom and a modern shower room, providing all the comfort and convenience you need.

Upstairs, you'll discover an open plan living/dining kitchen area with breath-taking views to the front and rear. The double doors open onto a Juliet balcony, allowing you to soak in the beauty of the gardens and open countryside. The kitchen is fully fitted and equipped with integrated appliances.





Outside

The gardens and grounds at Sandwath extend to approximately 3 acres enjoying a delightful setting adjoining open countryside with splendid views to the Howgills, Mallerstang Edge and Wild Boar Fell. The property enjoys both formal and informal garden areas, with lawns with paved terraces and mature well stocked flower beds and borders together with a natural fed pond.

Detached Stone, Slate & Oak Open Fronted Garage 23' 9" x 11' 8" (7.24m x 3.56m) plus 12' x 9 (3.65m x 2.45m) with adjoining store. Plans have been approved to create a two bedroom coach house adjoining the garage - for further information see the application @ Westmorland & Furness Council - Eden Application number 12/0115

A secure gated driveway provides plenty of parking and turning on a gravelled area to the front of the garage and side of the house.

Important Information

Services:

Mains electricity & mains water. Private drainage. LPG gas for heating and cooker. Three phase electrics. Monitored fire & intruder alarms. Fibre optic WIFI points in all rooms.

Tenure:

Freehold.

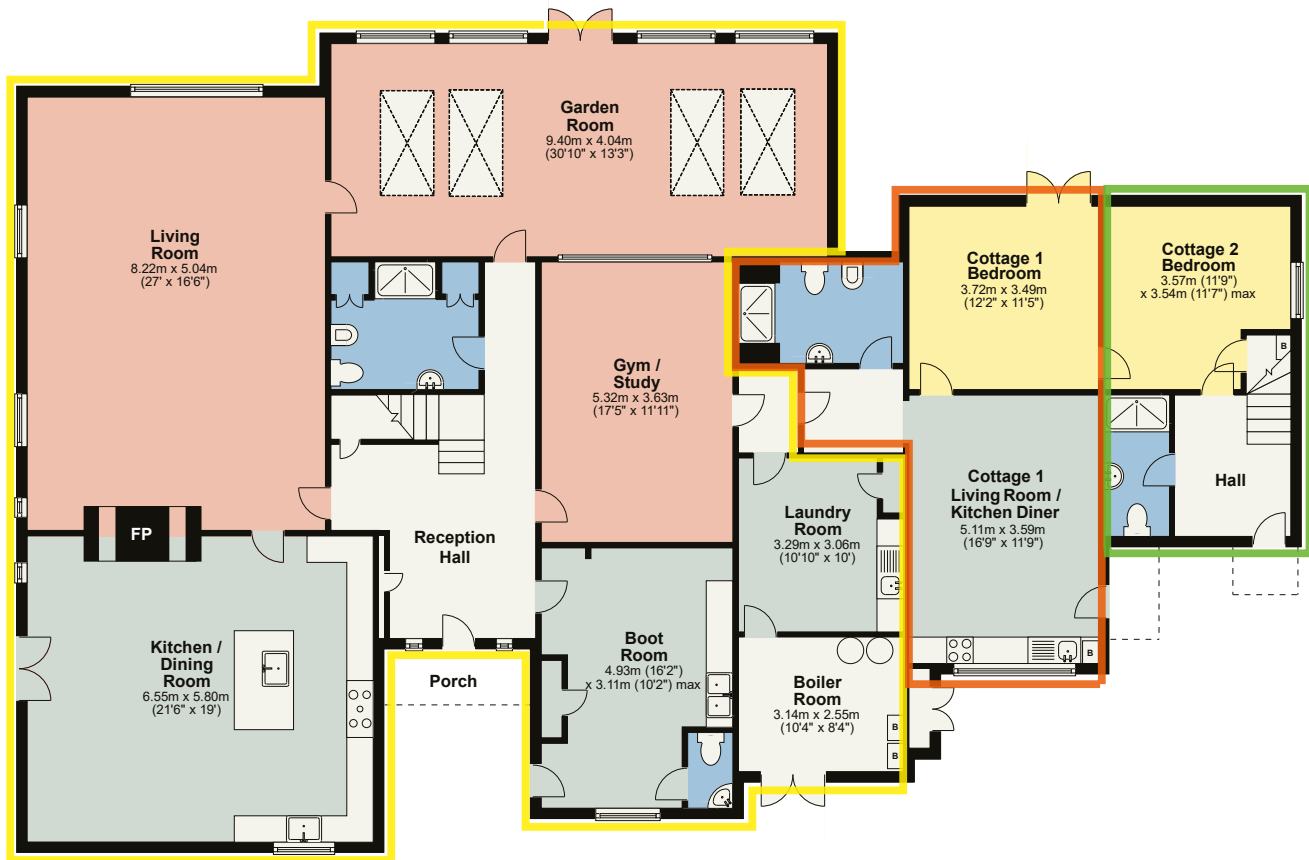
Energy Performance Certificate:

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

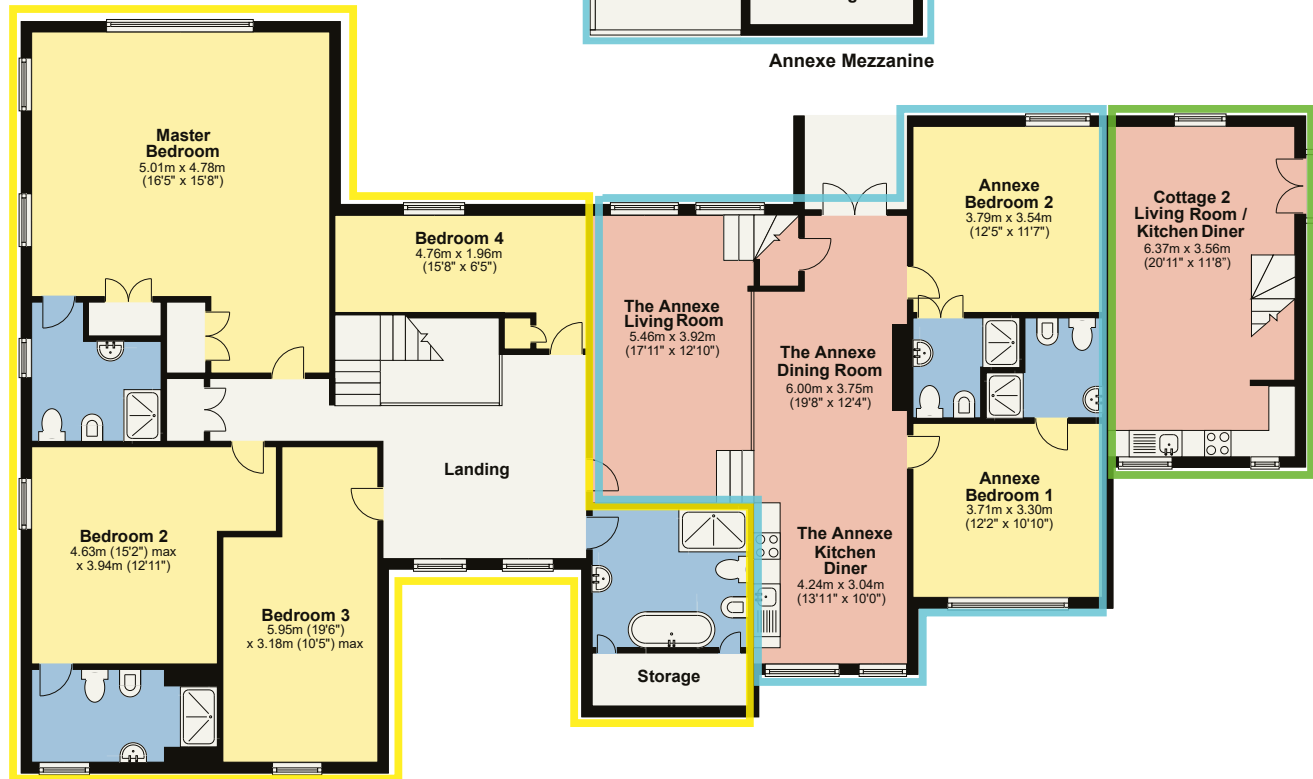
Council Tax Band :

Westmorland & Furness Council - Band 'E'

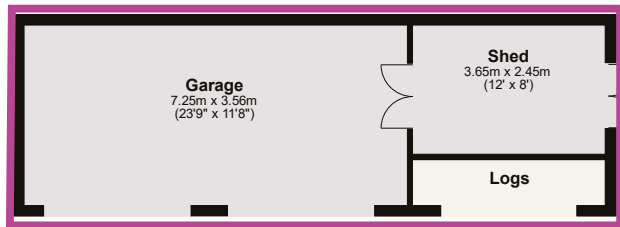
- Cottage 2 - 1 Bed, 1 Bath - Ground Floor & First Floor
- Cottage 1 - 1 Beds, 1 Baths - Ground Floor
- The Annexe - 2 Beds, 2 Baths - Ground & First Floor
- The Farmhouse - 4 Beds, 3 Baths - Ground & First Floor
- Planning Approval, 2 Beds, 2 Baths - Ground & First Floor
Part Conversion, Part New Build



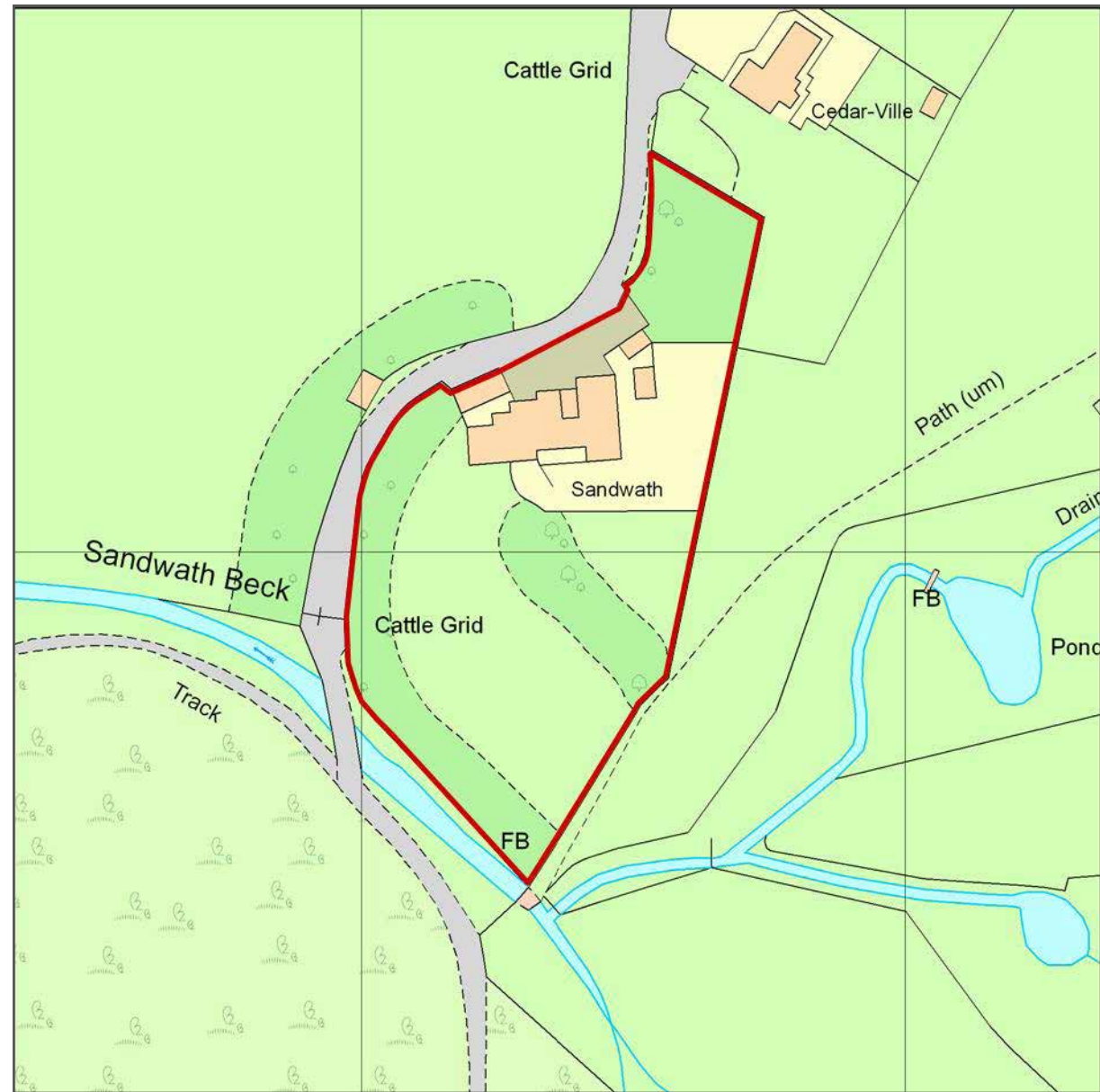
Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: K6748



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