

LONGLANDS, CARTMEL

Lake District National Park, Cumbria

A wonderful Grade II Listed Georgian House in a quiet yet accessible location at the foot of Hampsfell and enjoying magnificent views across Cartmel Valley.

- Grade II Listed country house
- Within the Lake District National Park
- Three reception rooms and 10 bedrooms, six are en suite
- Seven cottages currently used as holiday lets
- The Hay Barn – a detached stone and slate two storey barn
- Beautiful walled garden with orangery, greenhouses and ornamental pond
- Currently a successful holiday let portfolio and venue for weddings

In all, 3.28 acres (1.33 hectares)

Available as a whole



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INTRODUCTION

Situation

Longlands is situated on the outskirts of the scenic village of Cartmel, one of South Lakeland's oldest villages, which dates to the 12th Century. The village grew up around the now famous Priory and is full of mediaeval charm. At the heart of the village is the square with the market cross, a water pump and fish slabs. It is surrounded by a delightful selection of traditional public houses, teashops and shops with ancient narrow winding streets. The square is home to the Cartmel Village Shop, famous for its Sticky Toffee Pudding and as a popular 'foodie' destination, eateries include two Michelin Starred restaurants, L'Enclume and Rogan & Co.

Cartmel is also famous as having one of the smallest and most picturesque racecourses in the country. The course has six days racing during the summer months.

The nearest town is the Edwardian seaside resort of Grange-over-Sands offering a good range of amenities and has a delightful promenade and ornamental gardens. The larger towns of Ulverston and Kendal offer a more comprehensive range of facilities.

Set just within the Lake District National Park, Longlands is the perfect base for outdoor enthusiasts with walks, runs and bike rides from your doorstep. From Longlands, there is excellent walks onto Hampsfell which boasts outstanding views over Morecambe Bay and the Lake District fells.

In education terms, there are both state and independent schools available within travelling distance. There are local bus services as well as school buses including a service to Sedbergh and Windermere St Annes School.

For those looking to commute, the M6 (J36) is approximately 10.2 miles distant - this makes several large towns and cities commutable on a daily or weekly basis. Oxenholme (Kendal) 14.1 miles provides the nearest main West Coast railway station. Additionally, the railway station at Grange offers connections to the West Coast main line and direct services to Manchester Airport.

DIRECTIONS

(LA11 6HJ)

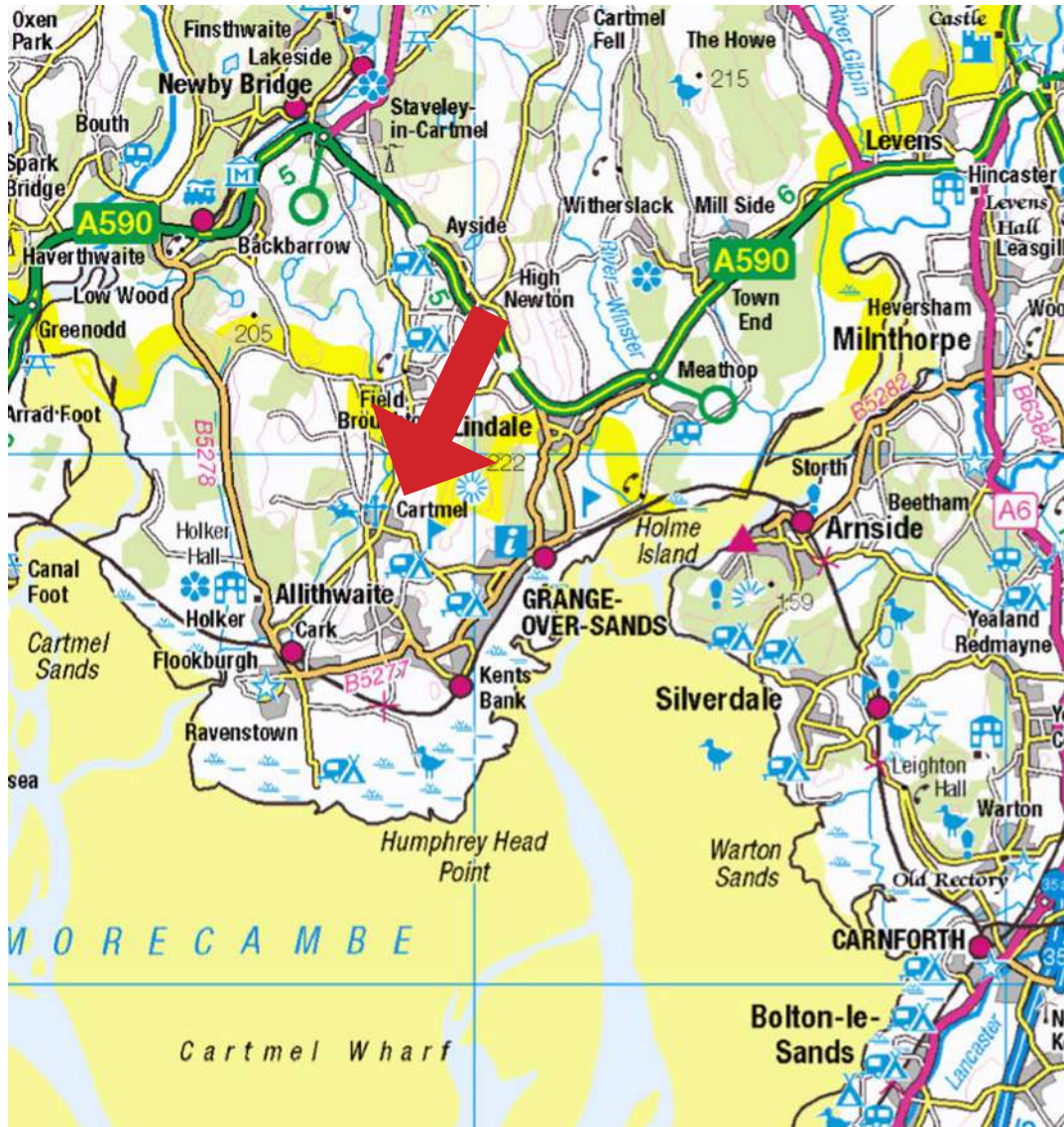
From Junction 36 of the M6 motorway, take the A590 towards Barrow/Milnthorpe. At Brettargh Holt roundabout take the first exit and continue for approximately 5 miles to the Meathop roundabout and take the second exit onto the Lindale Bypass. After 2 miles, take the exit to Cartmel and continue for approximately 1 mile, before turning left onto Green Lane. Continue for a further 0.7 miles and Longlands can be found on the left, signposted Longlands.

What3words: punters.dampen.slams

- Cartmel 0.7 miles
- Grange-over-Sands 2.9 miles
- M6 J36 10.2 miles
- Kendal 14.4 miles
- Ulverston 14.4 miles
- Windermere 14.5 miles
- Lancaster 26.3 miles
- Manchester 81.4 miles

All distances are approximate







HISTORICAL NOTE

Originally known as Langlands and part of a larger estate, the house as it stands now is believed to date back to the early 1800's and was designed by the Webster family of Kendal, renowned Master Builders and architects.

The estate, still known as Langlands, was offered for sale by auction in 1833 (a copy of the sales particulars has been framed and hangs in the kitchen). In 1875, a lease agreement notes 'lease of Longlands Mansion House and pleasure grounds' in the names of George Remington (Ulverston solicitor, freeholder) and Fredrick Barker (barrister from Manchester). The property has an association with the Remington and Barker families until the early 20th century.

The house and surrounding land was purchased by neighbouring farmers. The house remained empty until the 1970's when it was rescued and the outbuildings converted into holiday lets.





LONGLANDS

A handsome Grade II Listed Georgian country residence with impressive primary living accommodation as well as seven cottages, a detached barn, a range of outbuildings and a wonderful walled garden and grounds.

The main house is extremely welcoming and beautifully presented, light and bright with high ceilings and well-proportioned rooms. The principal rooms enjoy the stunning outlook towards Hampsfell or across parkland to the west.

There's an abundance of attractive period features with ceiling roses, decorative cornicing, deep skirtings, dado and picture rails, panelled door reveals, stone flag and oak floors, mahogany six panelled doors some with brass door furniture, sash windows, some with working shutters, marble fireplaces to name but a few.

The accommodation is set over two floors with a gross internal area of c. 6239 sq ft (579.6 sq m) with cellars c. 1022 sq ft (95 sq m) and the cottages c. 4440 sq ft (412.5 sqm) in total.





ACCOMMODATION

Ground floor

Step inside to the welcoming reception hall with wood floor and decorative arch with doric columns. Off the hall are three reception rooms: the elegant drawing room is dual aspect with decorative marble fireplace with multi-fuel stove and double doors opening up to the cosy sitting room with a marble (open) fireplace and slate hearth. The stately dining room is dual aspect with arched recess and a decorative (open) fireplace and a tiled hearth. An inner hall with flagged floor and built-in cupboards leads to a study with fitted bookshelves. A rear hall has a two piece cloakroom, access to the cellar rooms and a boot room. It also provides access to the dining kitchen and staircase to the first floor east wing.



The dining kitchen is situated at the rear – a great space for entertaining with a black and white chequered floor, decorative carved (open) fireplace and two tall windows and a glazed door out to the courtyard. The kitchen has an island unit, Belfast sinks, dresser unit, two oven cream electric Aga and electric combi oven in island unit.

Backing up the kitchen is the Butler's Pantry with sink unit, plumbing for a washing machine, electric meters for the cottage and access to a rear porch. There is also a second staircase to the east wing first floor.

Stone steps lead to the vaulted cellar rooms with flag floors and external access. Wine store with stone bins, room 2 with stone benches, room 3 with Belfast sink, boiler and hot water cylinder and room 4 provides excellent storage.

First floor

From the entrance hall, the striking curved stone staircase with wrought iron balustrade and mahogany handrail leads to the main landing with dome window and arch with columns mirroring the entrance hall.

There are four double bedrooms and a fifth single, all with en suites; bedrooms 1, 2 and 5 enjoy the lovely aspect across parkland to the front and bedroom 4 has a splendid outlook towards the Lakeland Fells. The rear staircase leads to the east wing with four further double bedrooms, one being en suite, a fifth single and two bathrooms, all overlooking the courtyard and towards Hampsfell.



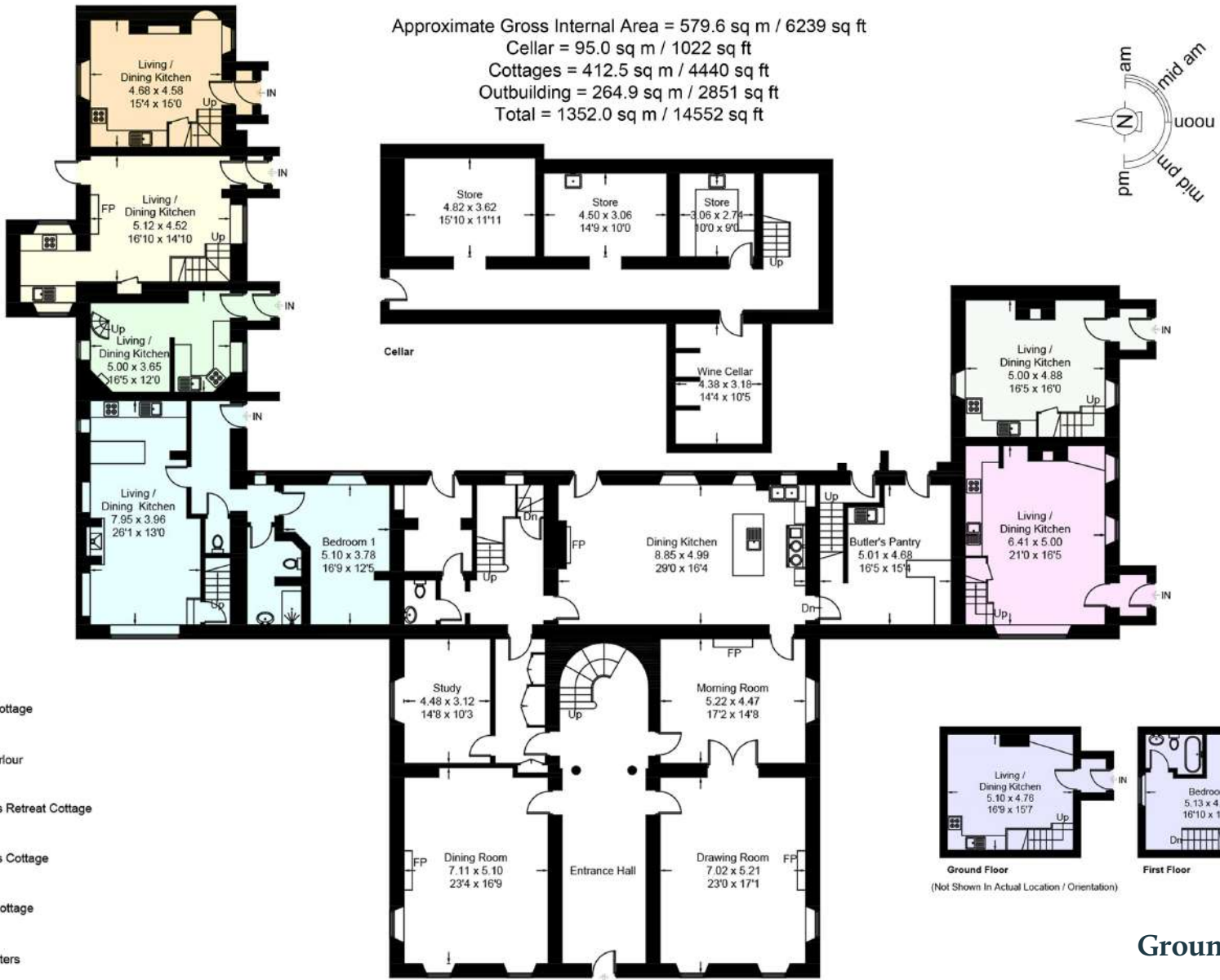


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096203)

Ground Floor



- The Old Kitchen Cottage
- The Milkmaid's Parlour
- The Gamekeeper's Retreat Cottage
- The Laundrymaid's Cottage
- The Huntsman's Cottage
- The Groom's Quarters
- The Coach House

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First Floor



Cottages

Set around a courtyard to the rear are a collection of individual dual aspect cottages, formerly outbuildings housing washhouse, laundry, back kitchen and stables.

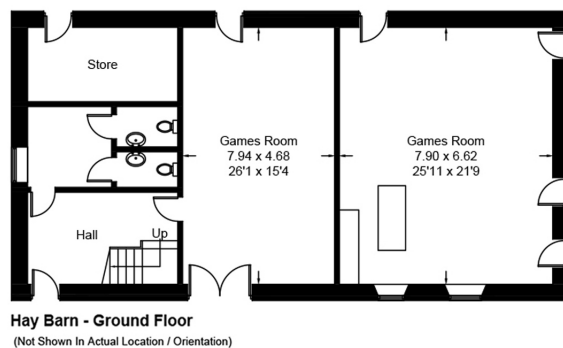
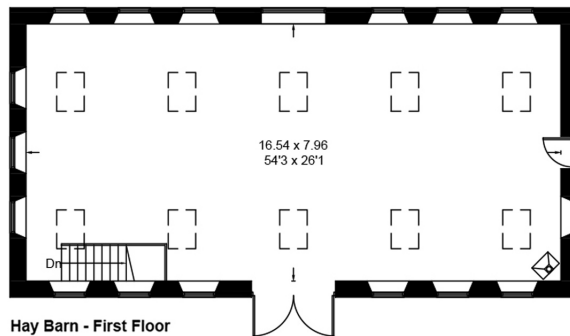
To the south of the main house in the south wing are a pair of semi-detached cottages; **Huntsman Cottage** with open plan living/dining kitchen, two double bedrooms and a bathroom and **The Grooms Quarters** with open plan living/dining kitchen, a bedroom and bathroom. To the southeast, **The Coach House** is a detached one bedroom cottage with bathroom and an open plan living/dining kitchen.

To the north, a row of four terraced cottages - **Old Kitchen Cottage** with original ceiling hooks in the living/dining kitchen has a cloakroom and ground floor bedroom with en suite and two double bedrooms and bathroom to the first floor. **Milkmaids Parlour** is a mid-terrace cottage with open plan living/dining kitchen, a bedroom and bathroom. **Gamekeepers Retreat Cottage**, another mid terrace cottage with a large living/dining kitchen, bedroom and bathroom. **Laundrymaid's Cottage** is an end terrace cottage with open plan living/dining kitchen, bedroom and bathroom.



The Hay Barn

Located to the east of the house and completely rebuilt in 2015, a detached two storey stone and slate 'party barn' with games rooms, storeroom, inner hall with terracotta and black tiled floor, cloakrooms and games rooms with slate floor and larch ceiling and walls. To the first floor, there is one large room, open to the apex, with exposed roof timbers, conservation skylight windows, a wood burning stove set to one corner and glazed, double doors providing external access via the hay ramp and splendid views of Hampsfell.



Gardens & Grounds

Breathtaking from the moment you arrive, Longlands is approached via a third party gravel track to a large parking area with gravel driveway. This leads to an arrival terrace to the front of the main house.

A delightful walled garden, situated to the south east, has been restored over recent years to create a romantic ornamental garden with central pond, productive vegetable/fruit garden, deep planted herbaceous beds and seating areas including two arbours. Within the garden is a recently built south facing orangery with two lean to greenhouses either side – all with great views of Hampsfell. The gardens wrap around the main house, cottages and Hay Barn with large level lawns, well stocked herbaceous borders providing all year round interest and established shrubs and trees. Depending on the time of day, there are various seating areas situated throughout the gardens and grounds offering different views of the gardens and countryside beyond. It's a great space for entertaining.

A useful range of outbuildings are situated within the grounds including a stone and slate folly, potting sheds, garden and wood stores. In all, 3.28 acres (1.33 hectares).



GENERAL REMARKS AND STIPULATIONS

Tenure and occupation

Freehold with vacant possession upon completion.

Services

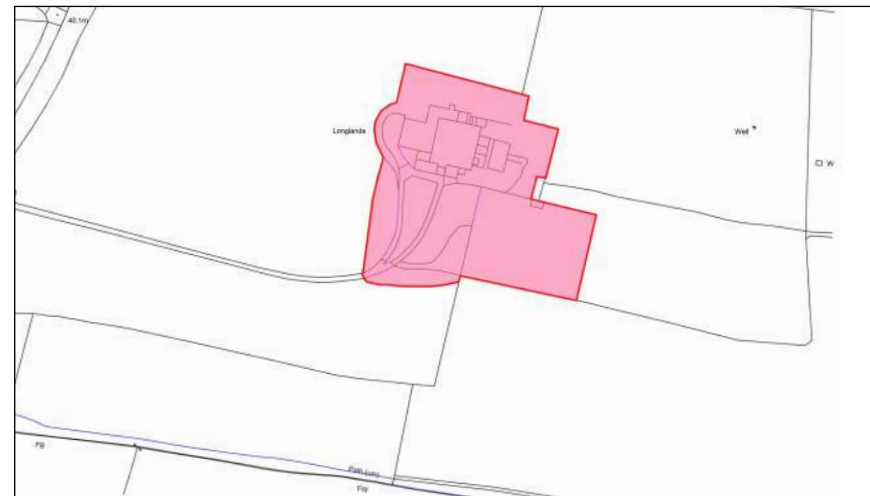
- Mains water and electricity
- Oil fired central heating with multi-fuel stove in the drawing room and open fires in several rooms
- Private drainage to septic tank
- Single glazed sash windows, some with secondary glazing
- Electric heaters in the cottages
- LPG for hobs and fire in three cottages
- Broadband connected

Local Taxation

Business rates are applicable; please ask the agents for details

Energy Performance Certificates

Property	EPC Rating
Main House	Exempt
Gamekeepers	G
Grooms	G
Huntsman	F
Laundrymaids	F
Milkmaids	G
Old Kitchen	F
The Coach House	G



Sale plan not to scale. For illustrative purposes only.

Local Authority

Westmorland and Furness Council, South Lakeland House,
Lowther Street, Kendal, LA9 4DQ

W: www.westmorlandandfurness.gov.uk

T: 0300 373 3300

Planning Authority

The Lake District National Park Authority, Murley Moss
Lane, Oxenholme Road, Kendal LA9 7RL

W: www.lakedistrict.gov.uk T: 01539 724555

Listing

Longlands is Grade II Listed – List Entry Number 1452615.

VAT

In the event that the sale of Longlands, or part of it or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser in addition to the consideration.

Rights of Way, Easements and Wayleaves

Longlands is offered for sale subject to and with the benefit of all existing wayleaves, easements and rights of way, public or private, whether specifically mentioned or not. A Bridleway passes the drive and part of the grounds to gain access to Hampsfell.

Sporting and Mineral Rights

The sporting and mineral rights are included in the sale.

Viewing

Strictly by appointment through the selling agent



Health & Safety

Given the potential hazards of a rural property, we would ask you to be as vigilant as possible when inspecting the property.

Fixtures and Fittings

Those items expressly mentioned in writing in these sales particulars are included in the freehold sale. Certain items may be available by separate negotiation. Further information should be obtained from the selling agent.

Chattels and Contents

Carpets, curtains, blinds, light fittings and some white goods are included in the sale. Furniture and contents as well as garden furniture, planters, troughs, pot and statues are available by separate negotiation.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.





