

BIDEBER MILL

£990,000

Westhouse, LA6 3NY

Seeking a quieter life? Nestled in private seclusion surrounded by open countryside and enjoying splendid views, a great package of house, detached holiday cottage, workshop and garage as well as beautiful gardens and land.

Charm and character abounds in this former corn mill dating back to 1475 with four double bedrooms, three bath/shower rooms, three reception rooms, a garden room, dining kitchen, utility room and additional kitchen. There is also a detached one bedroom single storey holiday let, excellent workshop with office, large garage, ample parking provision, delightful private, well-tended gardens and an adjoining paddock with wildlife pond c. 8.11 acres (3.28 hectares). There is also planning consent for further development.

For those seeking an idyllic rural lifestyle in a quiet, picturesque setting, yet retaining great accessibility for road and rail links, this is one not to miss.





Welcome to **BIDEBER MILL**

£990,000

Westhouse, LA6 3NY

An accessible rural setting surrounded by open countryside - **Westhouse** is a picturesque, scattered hamlet situated just outside the western boundary of the Yorkshire Dales National Park,

Close by **Burton-in-Lonsdale** (1.6 miles) has a post office/community shop, church, an active village hall and public house, The Punch Bowl.

Cowan Bridge (2.7 miles) has a village shop/tea room, a village hall and gym.

Ingleton (2.8 miles) is a tourist destination with a choice of eateries, the Mason Arms public house, gift shops, an outside heated pool (open May to September), a primary school, a church, doctor's surgery, Co-op and a petrol station, a bike and skateboard track and playground.

The sought after market town of **Kirkby Lonsdale** (4.5 miles) has a great selection of amenities on offer with independent shops, popular restaurants and pubs, a post office, bank, churches and a well-regarded Booths supermarket.

There's also a number of excellent independent retailers in the area including The Courtyard Dairy (a speciality cheese shop), Growing with Grace (an organic farm shop), Seasons Bakery (try their award winning sourdough!) and Country Harvest (a one stop shop for its deli, gifts, clothes and cafe).

The traditional market town of **Settle** (13 miles), the Georgian city of **Lancaster** (17 miles via A683), Gateway to the Lake District, the historic market town of **Kendal** (18 miles) provide a wider range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Putting education first - primary schools are in Ingleton, Leck and Kirkby Lonsdale. Secondary schools are at Settle, Lancaster and Kirkby Lonsdale, as well as Boys' and Girls' Grammar Schools at Lancaster. Independent schools are at Sedbergh (with the Preparatory school at Casterton) and at Giggleswick.

Travel by car - Bideber Mill is extremely convenient for road and rail links being c. 0.5 miles off the A65. Access to the M6 motorway is either at junctions 34 or 36, depending on the direction of travel.

Travel by train - with the nearest West Coast railway line stations at either Oxenholme (15.6 miles) or Lancaster.

Travel by air - with airports at Leeds Bradford (46.8 miles), Manchester (77 miles) and Liverpool (83.4 miles).

And for those who prefer to stay closer to home you will be spoilt for choice. The Three Peaks (Ingleborough, Pen-y-ghent and Wharfedale), White Scar Caves and the stunning scenery of Yorkshire Dales and Lake District National Parks, the Lune Valley and Forest of Bowland AONB provide a natural adventure playground for walkers, climbers, cavers, potholers, cyclists, sailors and fishing enthusiasts.

To find the property - from J36 of the M6 head east along the A65 towards Kirkby Lonsdale. Bypass Kirkby Lonsdale and proceed south east through Cowan Bridge. Continue for approx. 2 miles and turn right at the crossroads, opposite the Masongill turning, onto Gale Green Barn. Proceed down the lane for approximately 0.5 miles, bear right signposted Bideber Mill, under the historic railway bridge and continue to the head of the drive.

/// *what3words reference: homeward.earful.rises*







Live, work, rest and play!

Wanting to live the good life? Here we've found it for you!

Nestled in a splendid, private rural setting at the head of a country lane and surrounded by stunning open countryside, Bideber Mill has everything to offer - a house, an attached annexe, a detached holiday cottage, magnificent gardens, a workshop, garaging and land.

A former corn mill, dating back to 1475, the property is bursting with charming character features which sit alongside modern kitchens, bathrooms and appointments. The principal rooms also enjoy wonderful views of the garden, the meadow or open countryside beyond.

Set in garden and grounds of 0.94 acres (0.38 hectares), the well-proportioned and versatile accommodation is set over two floors with a gross internal measurement of c. 2441 sq ft (226.8 sq m)

The property has undergone a programme of renovation and refurbishment since the current owners' purchase in 2007. Sadly, it's now time to downsize but being immaculately presented and well maintained, the property is ready for the new custodians to move into and start living.

Ready for a tour. Follow us.....

Bideber Mill

Come on in to the entrance hall with flagged floor and an etched and leaded window. Off here is the lovely, light **garden room** with slate tiled floor and wonderful views towards the paddock.

From the entrance hall, stone steps lead down to an **inner hall** with beamed ceiling and recess niches.

The dual aspect **sitting room** has plenty of space for a dining table; there's also a sandstone fireplace with electric stove. The well-appointed **dining kitchen** is fitted with cream shaker style base and wall units with granite and wood worktops, double pot sink and a Britannia stove set in a tiled recess.

Off the kitchen is a practical **utility/laundry room** with base units and space for an under counter washing machine and tumble drier.

The inner hall also has a second **sitting room** with beamed ceiling, electric stove and a two piece **cloakroom**. The **dining room** with understairs storage cupboard leads into a fitted **kitchen** with base and wall units and a flagged floor.

The staircase leads from the main sitting room to a **split landing**. There are **three double bedrooms**; bedroom 1 has an en suite shower room with bedroom 2 having a built-in wardrobe. The three piece house bathroom has a roll top bath. A separate staircase leads to **bedroom 4**, being open to the apex and with an en suite shower room.

Sunset View

Currently run as a successful holiday let, there is an **open plan living dining kitchen** with electric fire, oak floor, double open glazed doors out to the garden and a double **bedroom** with en suite **shower room**. The **attached garage** has a utility area and electric up and over door. Being single storey, this too could lend itself as ancillary accommodation for a dependent relative.

Workshop

Previously used by the current owners as business premises, this is a versatile space with a reception area, store room, dual aspect office and large workshop with double open timber doors.

Attached is an L-shaped **garage** with base and wall units, up and electric over doors, power and light.

Gardens and grounds

The drive leads to **extensive parking provision** with a designated parking area for Sunset View.

Whether you like to dig, potter or just enjoy **beautifully tended and established gardens** surround the property with manicured lawns, terraced landscaping, a choice of seating terraces, flagged paths, well-stocked beds, mature trees, an orchard, wooden gazebo for al-fresco entertaining and a children's play area. A delightful feature is the stream with stone bridges which trickles through part of the garden.

Sunset View has its own private garden to the rear with lawn, seating terrace, raised vegetable beds and greenhouse and a gravel terrace with low stone wall and inset planting to the front, from which to enjoy the lovely view.

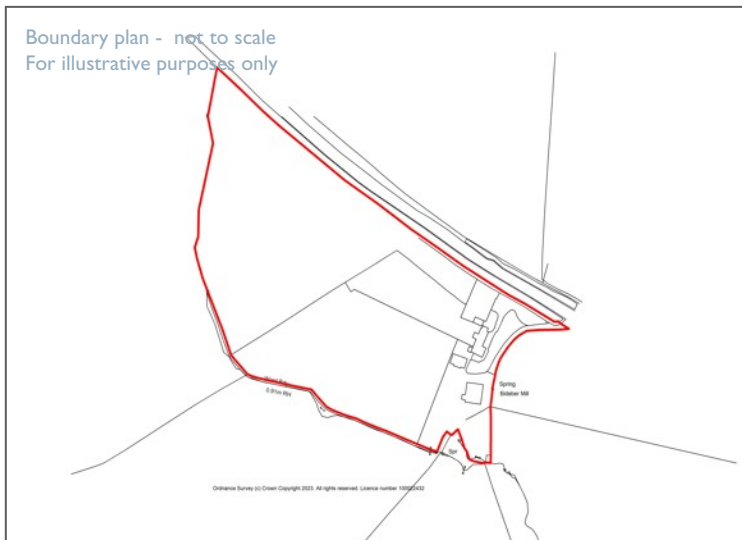
Land

To the west of the property, stands 7.17 acres (0.99 hectares) of meadowland with wildlife pond. - perfect for a few sheep, a horse, chickens and to live the good life!

Services and specifications

- Mains electricity
- Metered mains water
- Private drainage to a sewage treatment plant located within the property's boundaries
- Oil fired central heating with Worcester Bosch wet system boiler
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk. This is fabulous if you are looking to work from home (and has made such a difference when trying to strike the live/work balance) or just stay connected with the outside world.
- Wood framed double glazed windows
- Kitchen by Ramwell Classic Interiors of Lower Westhouse
- Kardean oak effect flooring in the main kitchen





The finer details

Council tax

Bideber Mill is currently banded F for Council Tax purposes. Sunset View is subject to business rates; please ask the agents for further details. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

North Yorkshire Council W: www.northyorks.gov.uk

Please note

- Carpets, curtains, blinds, curtain poles, light fittings and white goods are available separately
- A public footpath heads in a southerly and northerly direction and runs through the garden to the east and out to a neighbouring field
- Planning consent (ref: 2022/23723/FUL, dated 17/02/2022) is in place to erect a cottage built to Passiv House Plus standard to the north of Bideber Mill. Further details available from the agents.

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

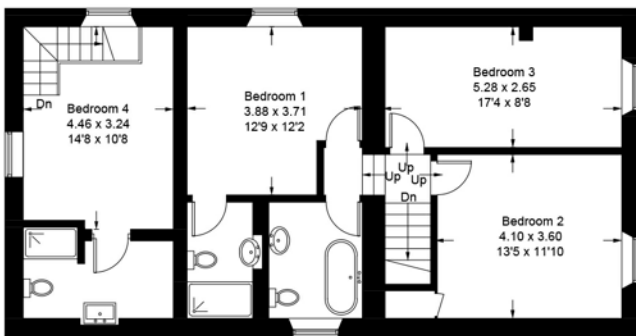
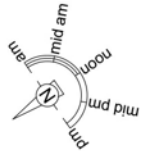
Bideber Mill, Westhouse, LA6 3NY

Approximate Gross Internal Area = 226.8 sq m / 2441 sq ft

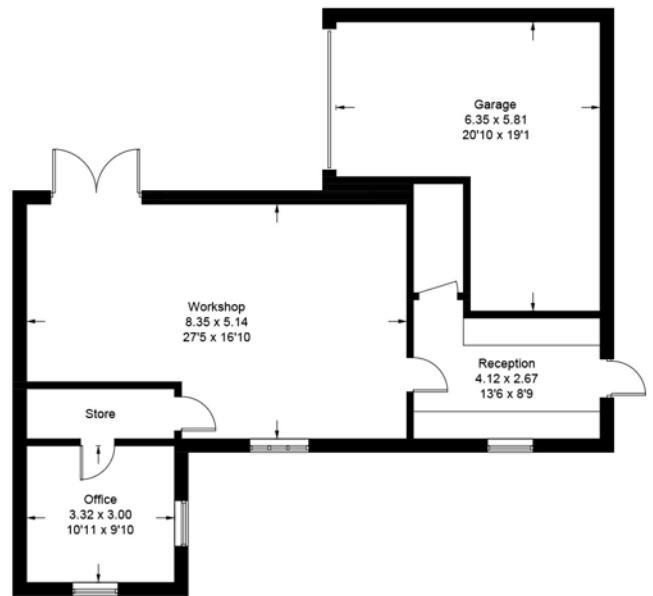
Garage And Workshop = 96.7 sq m / 1040 sq ft

Sunset View = 61.9 sq m / 666 sq ft

Total = 385.4 sq m / 4147 sq ft



First Floor

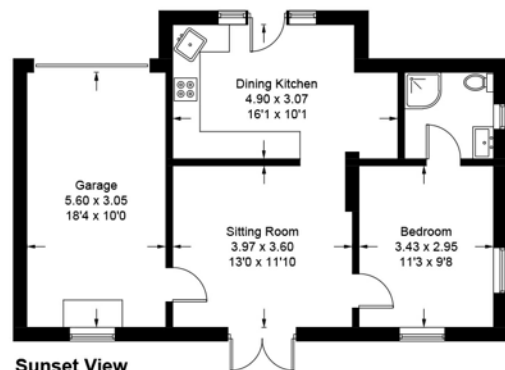


Garage And Workshop

(Not Shown In Actual Location / Orientation)



Ground Floor



Sunset View

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID971538)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		83
(81-91)	C		
(69-80)	D		
(55-68)	E	52	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC
 www.epc4u.com

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.