

BELL HILL FARMHOUSE

£500,000

Littledale, LA2 9EU

A picturesque rural location situated off a private lane, a detached stone and slate farmhouse surrounded by stunning open countryside and enjoying magnificent far reaching views across the Lune Valley to the north and Clougha to the south.

Dating back to the 18th Century and tenanted for many years, this Grade II Listed former farmhouse is now ready for a complete refurbishment. The spacious and sociable accommodation offers a sitting room, kitchen open to dining room, pantry, utility room, cellar room, four double bedrooms and a bathroom. A detached stone and slate semi-derelect barn, open fronted car port, two small outhouses and an attached lean-to. Informal gardens to the front and rear and a concrete and gravel yard with ample parking.

An exciting opportunity to refurbish to your requirements and create a wonderful family home in a glorious setting.





Welcome to **BELL HILL FARMHOUSE**

£500,000

Littledale, LA2 9EU

Surrounded by stunning open countryside, Bell Hill Farmhouse is set in a splendid rural setting, off a private country lane within the Forest of Bowland National Landscape.

The village of **Brookhouse** (2.5 miles) has a pub, the Black Bull Inn, a primary school and two churches. Situated just off the A683, the village is highly accessible and only 3.6 miles from J34 of the M6. Perfect if you commute or travel for work and need to get quickly onto the road network.

In terms of surrounding beautiful countryside, Bell Hill Farmhouse strikes lucky - you have the **Lune Valley**, as well as the Forest of Bowland, the **Yorkshire Dales** and the **Lake District National Parks** to enjoy and so for those who like to spend time outdoors, you will be spoilt for choice as the area provides a stunningly scenic natural backdrop for all.

Nearby **Caton** (3.1 miles) is a satellite village for Lancaster. Here you'll find a Co-op, two pubs, a petrol station, chemist and doctors' surgery. How's that for convenience!

Further up the valley is **Hornby** (6.4 miles) which has a doctors' surgery, village shop, day nursery, post office and tea room, two churches and The Royal Oak pub. The village hall often holds events and there's an active local community.

When the bright lights beckon, the Georgian city of **Lancaster** (6.7 miles) offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College, the Royal Lancaster Infirmary, the Dukes Cinema and Theatre, the Grand Theatre, concerts at the University and Priory Church as well as leisure and sports centres.

Just over the border into Cumbria is the award-winning market town of **Kirkby Lonsdale** (14.4 miles), which provides a great day or evening out with a host of independent eateries and shops.

Putting education first - Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale and Lancaster. Primary schools are also at Caton, Halton and Hornby. Independent schools are at Sedbergh (with the Preparatory School at Casterton), Windemere and Giggleswick.

Connectivity

Travel by car - J34 of the M6 is 5.4 miles distant with the A683, 3.1 miles.

Travel by train - the nearest station on the west coast main line is at Lancaster. For holidays, take a taxi to the station and then a train direct to Manchester airport - no need to worry about car parking. There's also direct service to London Euston, Glasgow and Edinburgh - excellent for weekly commuting or city breaks.

Travel by air - fly from Manchester (68.4 miles) or if you prefer a smaller and quieter airport, Leeds Bradford (57.6 miles) or Liverpool (73.9 miles).

To find the property from the south - exit J34 of the M6 motorway, take the A683 north. On entering the village of Caton, at the roundabout take the third exit onto Brookhouse Road and proceed into Brookhouse. Turn right onto Littledale Road immediately before the Black Bull Inn. Continue out of the village on Littledale Road for c. 1.8 miles, over a river bridge and before the next bridge on the right, head straight over the cattlegrid onto a 'Private Road'. Continue for a further 0.8 miles over two further cattlegrids; after passing two barn conversions on the right hand side, the drive to Bell Hill Farmhouse is straight ahead. Do not bear right over the cattlegrid and continue up the hill.

///what3words reference: driveways.sardine.interest







Picturesque rural location and stunning views

Bell Hill Farmhouse stands in a picturesque elevated position, surrounded by open countryside and enjoys stunning far reaching views across the Lune Valley to the north and Clougha to the south. Grade II Listed, this stone and slate former farmhouse offers huge scope for a complete refurbishment.

Dating back to c. 18th century with 17th Century remains, original feature remains with mullion chamfered windows to the front elevation, a doorway with moulded surround, stone fireplace and flag floor in the sitting room, ceiling beams, oak six panel and tongue and bead doors with Suffolk latches, vaulted cellar room and oak staircase.

The property has been tenanted for several years and has a modern kitchen and bathroom but there is excellent potential for the next custodians to upgrade the current accommodation.

With a gross internal measurement of c. 1931 sq ft (179.4 sq m) to include the cellar, the spacious accommodation is set over three floors with a sociable flow to the ground floor.

Let us walk you round...

Come on in to the **dining kitchen** - with slate tiled floor, the kitchen fitted with base units, an island unit, an integral dishwasher and a red Stoves electric range set in a tiled recess. The kitchen is open to the **dining room** with window seat.

Accessed from the kitchen and dining room is the generous **sitting room** with stone flag floor, stone fireplace and panelled window seat. Off here is a porch with tiled floor.

Off the kitchen is a shelved **pantry** and a **utility room** with stone flag floor and providing access to the **cellar room** which is vaulted with stone benches.

From the sitting room a full return enclosed staircase leads to the landing off which are **four double bedrooms**, all of which enjoy the lovely views. Bedroom 1 also has a built-in double wardrobe. The good sized four piece bathroom has a separate bath and shower cubicle.

Outside space

A private drive with small parcels of land either side leads through a timber gate to a gravel and concrete yard to the front of the property.

A **detached stone and slate barn** is situated to the north west of the farmhouse. Currently semi-derelict, this will offer excellent storage or ancillary accommodation (subject to the relevant consent).

Covered parking is available within the detached **car port**, 31'7 x 15'7 [9.65m x 4.80m] - stone built with a sheeted roof there are three bays. There are also two small **open fronted outhouses** attached to the rear.

Attached to the house is a **lean-to** with a sheeted roof, ideal for garden equipment storage.

To the rear, there is a large south facing informal garden with splendid fell views.

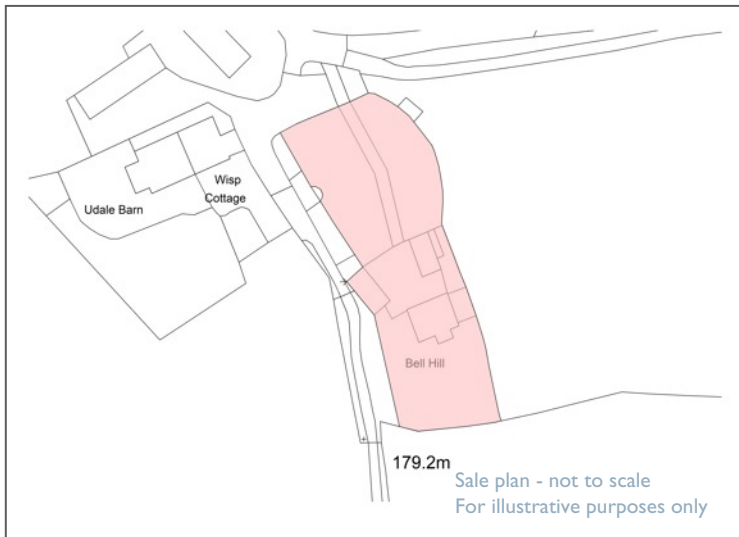
In all, 0.49 acres (0.20 hectares).



Services and specifications

- Mains electricity
- Private water supply
- Private drainage to a septic tank
- Oil fired central heating
- Open fire in the sitting room
- Double glazing set in wooden frames
- External water tap





The finer details

Council Tax

Bell Hill Farmhouse is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council

T: 01524 582000 W: www.lancaster.gov.uk

Please note

- Carpets, curtains, curtain poles, light fittings, the electric stoves, integral dishwasher, desk and wardrobe are included in the sale
- The property is Grade II Listed - List Entry Number 1071808
- The access lane is privately owned. A right of access will be granted

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.



Bell Hill Farmhouse, Littledale, LA2 9EU

Approximate Gross Internal Area = 166 sq m / 1787 sq ft

Cellar = 13.4 sq m / 144 sq ft

Store = 17.8 sq m / 191 sq ft

Total = 197.2 sq m / 2122 sq ft

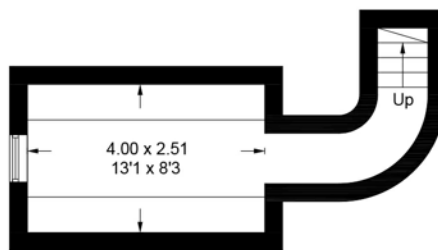
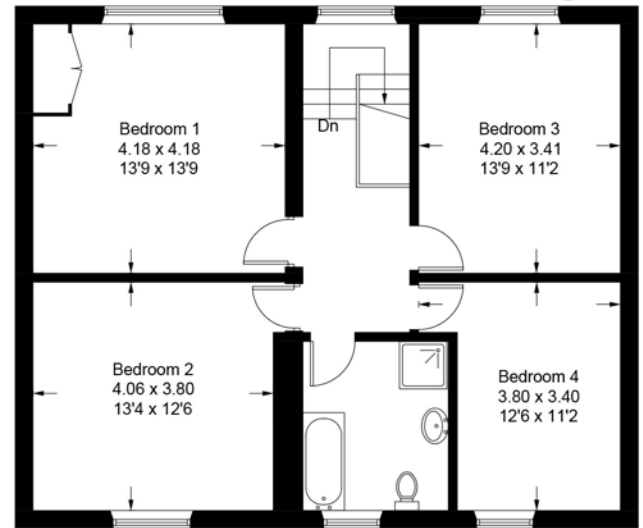
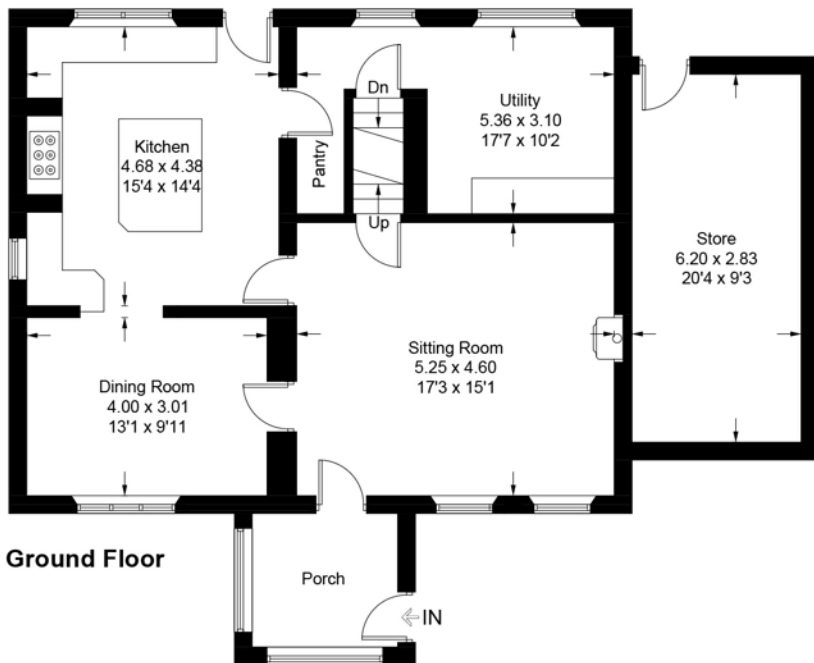
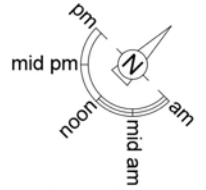


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123648)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		94
	B (81-91)		
	C (69-80)		
	D (55-68)	72	
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC

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