

PELLS YEAT FARM

£1,325,000

Kirkby Lonsdale, LA6 2EH

Rich in character and charm - dating back to 1864, a farmhouse with an attached converted barn, offering generous accommodation, extensive gardens, woodland and land situated on the outskirts of this sought after Lune Valley town.

Sympathetically upgraded and refurbished, the spacious accommodation has a wonderful sociable flow of rooms with sitting room, dining room, snug, family room, dining kitchen, utility/laundry room, boot room and studio with cloakroom, principal bedroom with en suite bathroom, three double bedrooms, a fourth single and a house bathroom. Driveway parking for 2/3 cars, informal gardens with lawns, established borders, seating areas, rocky outcrop, vegetable garden, summerhouse/studio, greenhouse, playhouse, a rear courtyard with rill and two stables. Paddocks and a deciduous woodland shelter belt complete the picture. In all c 4.99 acres (2.02 hectares).

An idyllic rural lifestyle property with land and outbuildings, yet highly accessible for road and rail links.





Welcome to **PELLS YEAT FARM**

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One of the English countryside's unspoiled gems, the **Lune Valley** begins just a few minutes' drive from Lancaster and borders the Forest of Bowland National Landscape (formerly known as an AONB) and the Yorkshire Dales. Its beautiful verdant green landscape has, for centuries, inspired many writers and artists.

The award winning and sought-after Cumbrian market town of **Kirkby Lonsdale** is an ever popular choice with a wide range of first and second home buyers and it's not hard to see why. With a host of independent shops, and if it's places to eat and drink you're looking for, well, you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, Post Office, an award winning butchers, Booths supermarket, Boots chemist, opticians and doctor's and dentists' surgeries and is only a short drive away.

Gateway to the Lake District, the historic town of **Kendal** (12.3 miles) and the Georgian city of **Lancaster** (17.9 miles) provide a comprehensive range of commercial, educational and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

One of the main reasons families seek out Kirkby Lonsdale houses is the excellent **schools** with St Mary's primary school and highly-regarded Queen Elizabeth secondary school in the town. Further afield there's Dallam, a mixed comprehensive world school with state boarding at Milnthorpe and the Boys' and Girls' Grammar schools at Lancaster. The area is also well served by private schools, including Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

The great outdoors is on your doorstep. Situated close to the **Yorkshire Dales** and the **Lake District National Parks** and **Forest of Bowland National Landscape**, the area provides a stunningly scenic natural adventure playground for walkers, climbers, cavers, potholers, cyclists, wild swimmers, golfers, horse riders and sailors. If you fancy a coastal walk, **Arnside** and **Silverdale National Landscape** and **Morecambe Bay Estuary** are not too far away or take a stroll along the traffic free promenade at Grange-over-Sands.

Travelling further afield:

Getting about by car is easy, accessibility to the motorway network is excellent at J34, J35, or J36 as well as onto the A65 for travelling east.

Letting the train take the strain - there is a station on the West Coast main line at Lancaster and Oxenholme (9.1 miles) with direct trains to Euston, Glasgow and Edinburgh if you need to commute. Historic Carnforth train station (10.4 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

Travel by air, there is a choice of airports: Leeds Bradford (51.9 miles) Manchester (79.3 miles) and Liverpool (84.9 miles).

To find the property - from Kirkby Lonsdale, head west along the A65 and after passing the Texaco garage on the left, take the first turning on the right onto Hop House Lane. Pells Yeat Farm is the first property on the left.

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Character and charm combined with contemporary spaces

Situated just over a mile from the centre of the award winning town of Kirkby Lonsdale yet with a picturesque rural setting, Pells Yeat Farm is a charming attached farmhouse and barn, set in delightful gardens and grounds. A much loved family home, it's now time for the next custodians to step forward to enjoy the country lifestyle that living at Pells Yeat Farm provides.

Dating back to 1864 with an abundance of period features (flag floors, stone fireplaces with flag hearths, spice cupboard in the sitting room, stone benches in the pantry, beamed ceilings, exposed cruck beams, tongue and bead doors with Suffolk latches, mullion window in the utility/laundry room, an A Bell & Sons of Lancaster stove in the dining kitchen to name but a few), old and new are combined to create a spacious and instantly welcoming family home.

Set over two floors with a gross internal area of 3554 sq ft (330.2 sq m) the accommodation has a lovely sociable flow of rooms and a versatile layout.

Come on in and we'll walk you round...

An enclosed **porch** leads into the large **sitting room** with fireplaces to both ends, one with a wood burning stove, the other with an open fire. The two spaces are divided by an attractive stone arch.

Off the sitting room is the **dining room/library** - an atmospheric space with fitted bookshelves to one wall, attractive panelling to the ceiling and a seating area galleried to below and with doors out to a flagged seating terrace. A door leads into an inner hall with a **cloakroom** and access to the rear staircase. The cosy **snug** has an oak floor, sandstone fireplace and double doors out to the courtyard.

Also off the sitting room is a second inner hall with **understairs cupboard**.

At the heart of every home is the **dining kitchen** and here it won't disappoint. Split into two rooms with limestone tiled floor, the first provides space for a sofa along with a two oven cream Rayburn and a glazed door out to the garden. This room opens up to the main kitchen which is fitted with a range of base units and an island unit with granite worktops, twin Belfast sink, integral appliances including a dishwasher, refrigerator, a gas and electric four oven Aga and an open fire in the range. Double doors open out to the courtyard creating a wonderful space for entertaining family and friends in the warmer months.

Backing up the kitchen is a **utility/laundry room** with decorative tiled window cill and space for an undercounter washing machine and tumble drier. There is also a practical **boot room** with Belfast sink, boiler and a shelved **pantry** with stone floor and benches.

Work from home? Off the kitchen is an attached barn, which has been converted into a **studio/home office**. Being open to the apex this is a fabulous contemporary space with an oak floor, wood burning stove, mullion style windows overlooking the courtyard and a glazed door leading out to the courtyard.

To complete the ground floor accommodation, and accessed externally, is a **family room** c. 227 sq ft (21.1 sq m) which has a number of other uses (cinema/TV room, hobby room, gym) with glazed doors and windows set into the original barn opening. This could be connected to the main house.

The rear staircase leads to the generous **principal bedroom** which is open to the **en suite bathroom** - open to the apex, there are two skylight windows and window with full length seat to one wall allowing the natural light to flood in. The bathroom has storage cupboards as well as a bath and wash basin.

The main staircase leads to a landing off which is the four piece **house bathroom**, **two double bedrooms**, one with a cast iron period fireplace and a **single bedroom** which leads through to a third **double bedroom**.

Outside space

Delightful gardens surround the property to three sides. To the south, there is a formal lawn garden with well-established borders, Hombeam tunnel and a covered seating area.

Enjoying splendid fell views, a perfectly positioned **summerhouse** (currently used as a studio) sits in an elevated position within the deciduous woodland shelter belt c. 1.78 acres (0.72 hectares)

To the east, is a private **flagged courtyard** with pebble mosaic and rill.

Two parcels of **meadow/pasture land** c. 2.85 acres (1.15 hectares) lie to the south east and south west - ideal for ponies, chickens or energetic children!

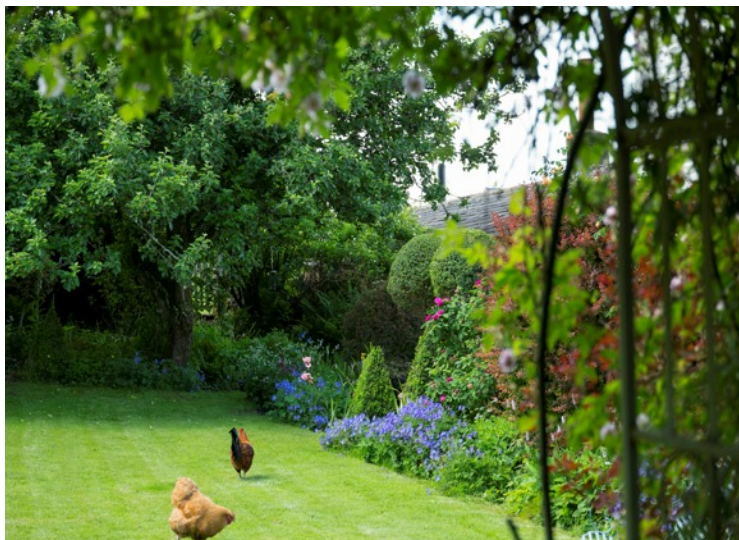
In all c 4.99 acres (2.02 hectares).



Services and specifications

- Mains electricity and water
- Private drainage to a septic tank located within the boundaries in the adjacent field
- LPG central heating
- Oil fired Rayburn, but not currently in use
- Open fire and multi-fuel stove in the sitting room, an open fire as part of the range in the dining kitchen and woodburning stove in the snug and studio
- A combination of single and double glazing
- Broadband is available
- External water tap
- External power points





The finer details

Council Tax

Pells Yeat Farm is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland and Furness Council

W: westmorlandandfurness.gov.uk

Please note

- Carpets and light fittings are included in the sale
- Curtains, blinds, curtain poles, garden furniture, planters, troughs, pots and statues are available separately
- Some plants and trees are to be removed before completion
- Pells Yeat Farm is a Registered Smallholding

Tenure

Freehold, vacant possession on completion.

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.

Pells Yeat Farm, Kirkby Lonsdale, LA6 2EH

Approximate Gross Internal Area = 330.2 sq m / 3554 sq ft

Family Room = 21.1 sq m / 227 sq ft

Total = 351.3 sq m / 3781 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1132620)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		51
E	(21-38)		21
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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