



Thwaite End Farm, Bolton Le Sands, LA5 9TN

£830,000

Carnforth

Thwaite End Farm

Bolton Le Sands, Carnforth

- Charming characterful property dating back to 1687
- Ideal small holding / family home with land and stables
- Family property with four double bedrooms all with en-suites
- Three reception rooms with focal fireplaces and outside access
- Separate detached two bed roomed bungalow
- Potential for B&B / "Holiday Lettings Business"
- Easy access to M6 and main transport links
- Garage / Ample parking
- Stable block / Equestrian menage
- 2 Acre paddock & 5 Acre pasture land approx.

Property description

An impressive opportunity to acquire a small holding with two separate dwellings, livery stables and grazing land. The farmhouse a Grade II listed 5-bedroom property dating back to 1687 and having approximately 2 acres of paddock and 5 acres of pasture land.

Included within the sale, the charming and characterful farm house alongside a self contained two bed roomed detached bungalow.

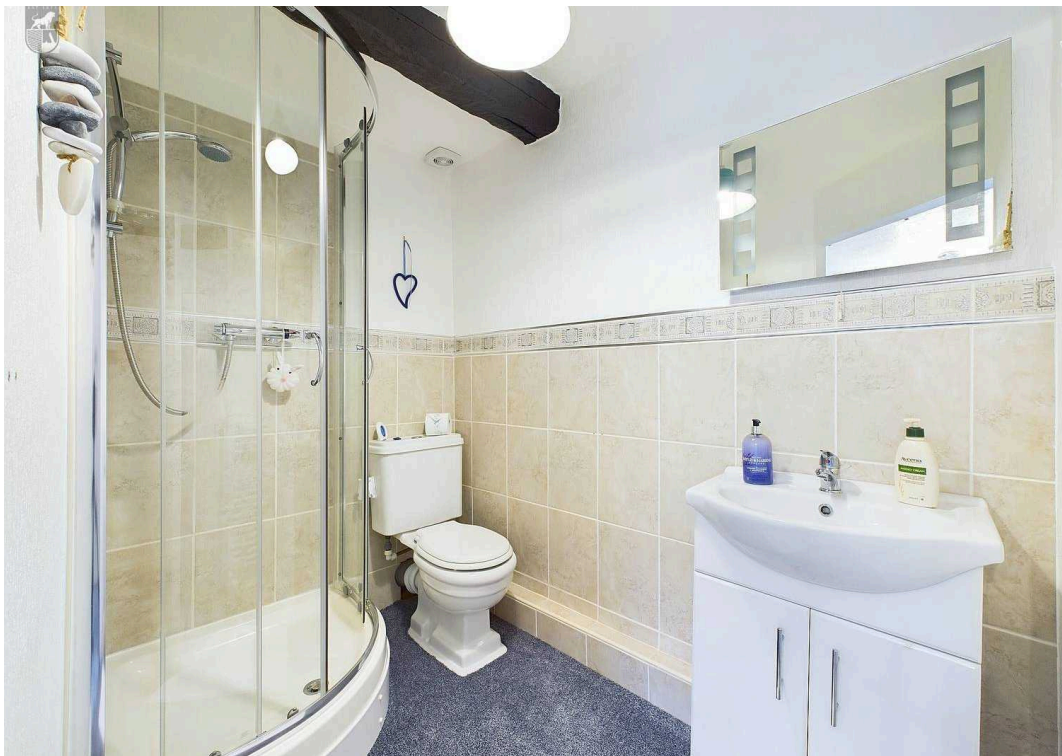
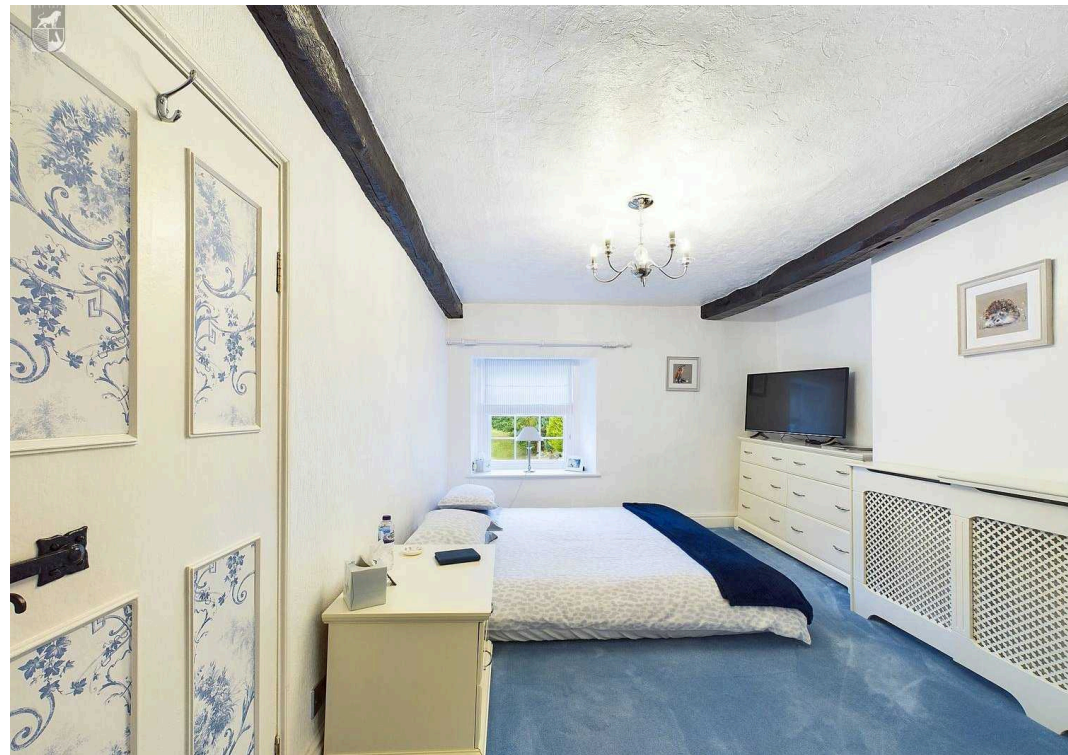
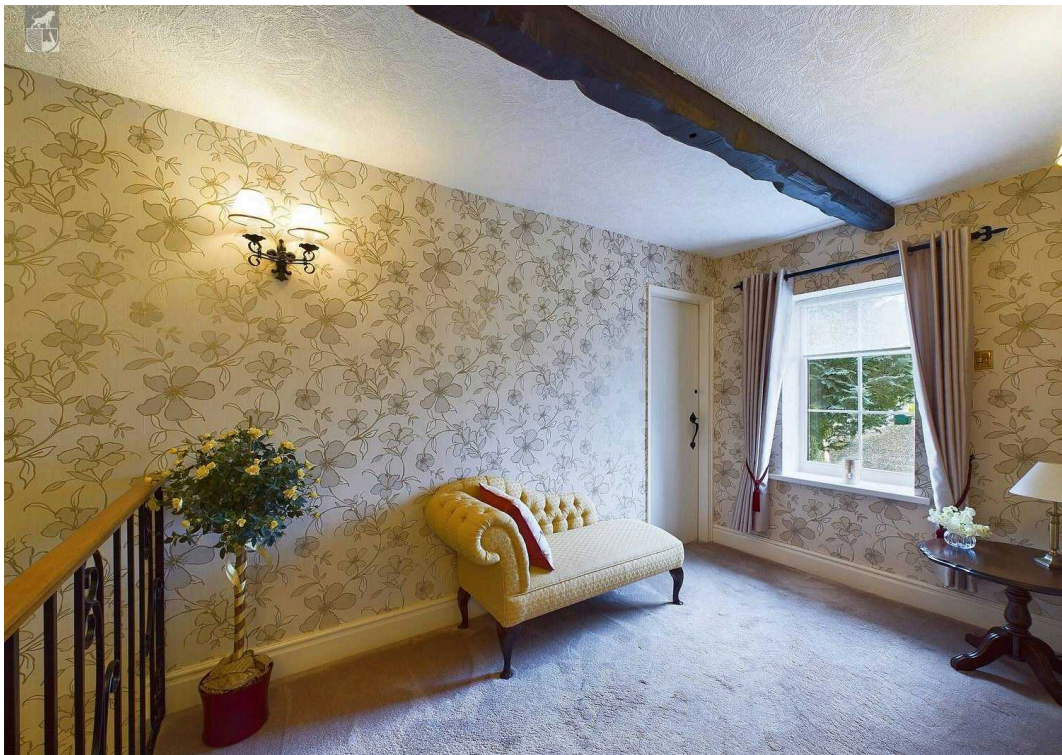


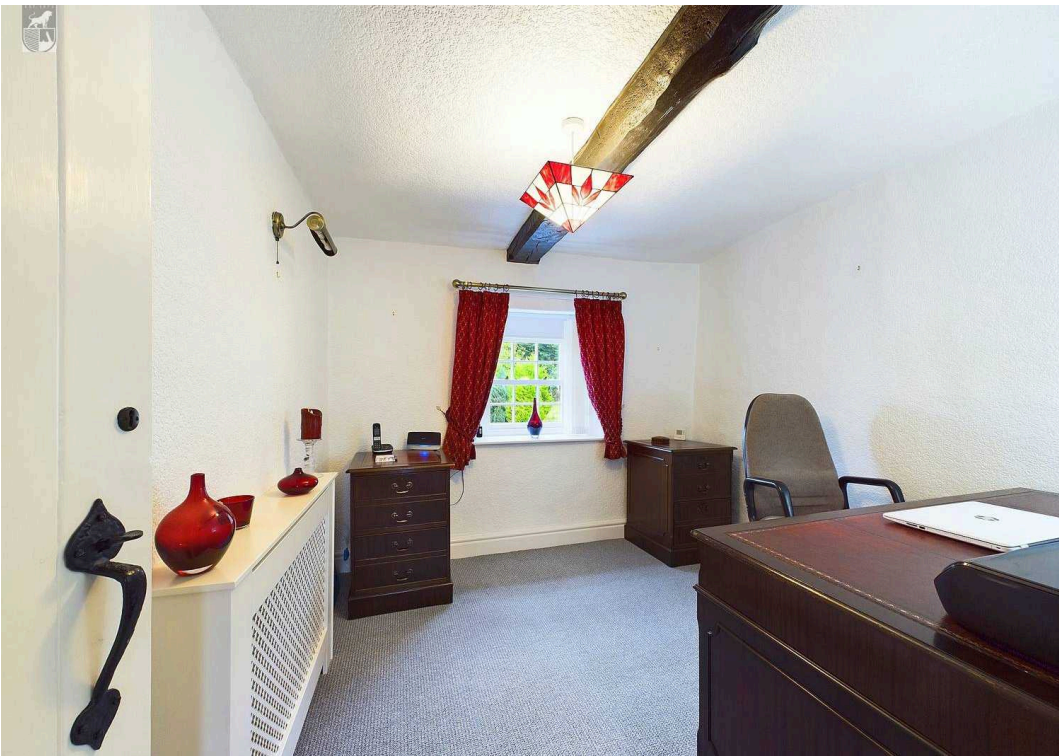
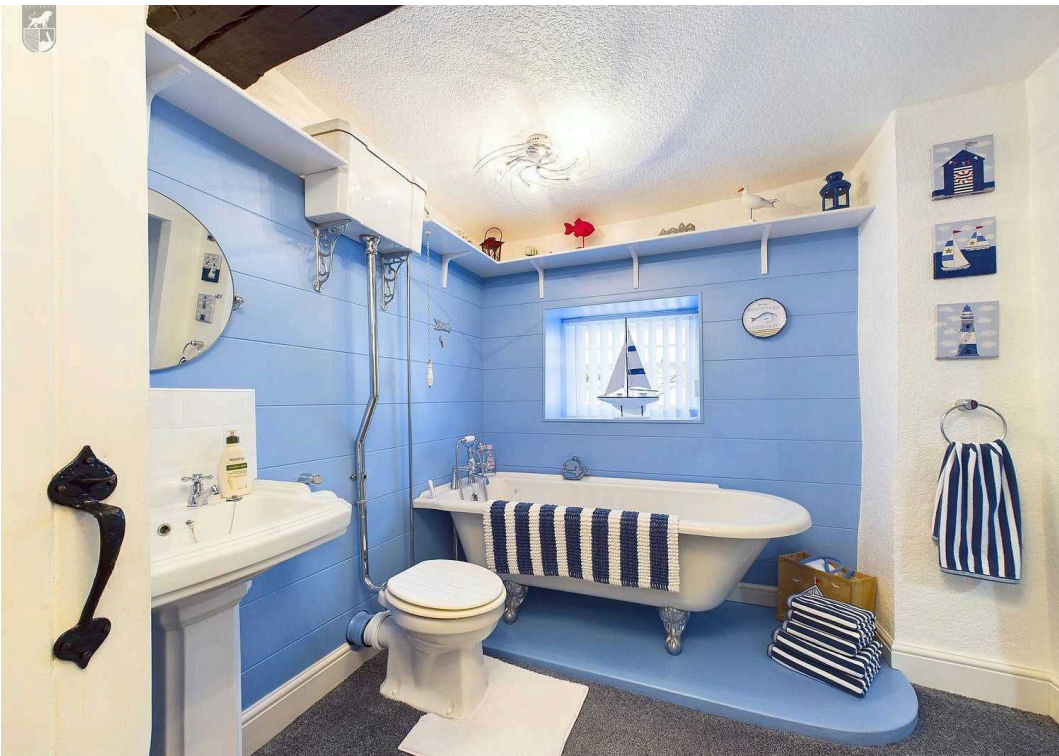












Grounds

From the road the sweeping driveway leads down to the property benefitting from ample parking with attractive views across the rolling fells within the grounds. Inclusive of the grounds the private grounds you will find fenced paddocks, a training manège, livery stables for three horses, maintenance store and garage. Terraced access from the house with lawned and tree lined entry driveway. Approximately seven acres of grazing and pasture land with distant bay views.

Services

Mains electric, water, gas services, and private septic tank drainage. Freehold sale. Council tax banding F. EPC E.

Disclaimer

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

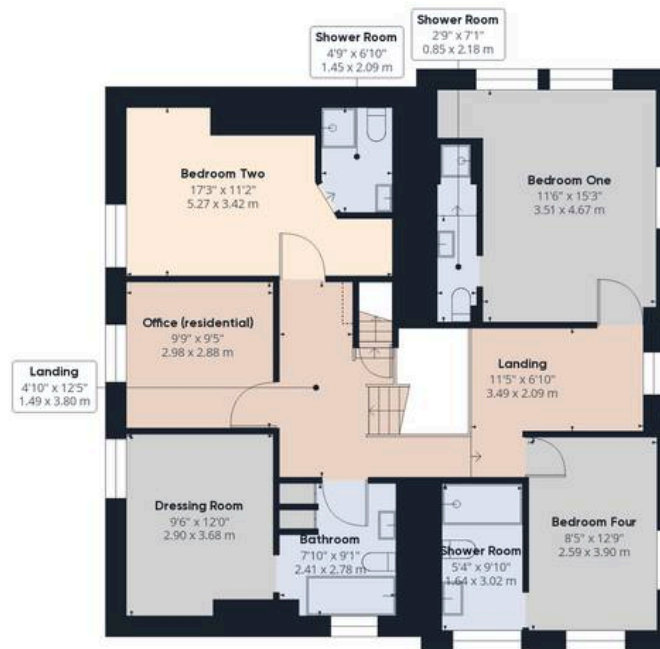
Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



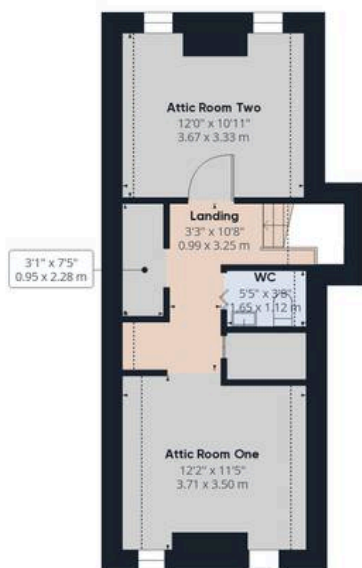




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2519.82 ft²
234.1 m²

Reduced headroom

753.15 ft²
6.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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