



ARNOLD
GREENWOOD



Thwaite End Farm, Bolton Le Sands – LA5 9TN

Carnforth

£850,000

Thwaite End Farm

Bolton Le Sands, Carnforth

An impressive Grade II listed 5-bedroom period farmhouse dating to 1687 and having approximately 2 acres of paddock and 5 acres of pasture land, incorporating a stable block and equestrian schooling ménage. Included in the paddock is a mobile home plot, licensed for 365-day occupancy.

This characterful property, with exposed beams, has been lovingly cared for and updated by the current owners and is beautifully presented throughout. The generous accommodation includes 3 reception rooms, a good-sized fitted kitchen, a utility room, 5 bedrooms (4 with en-suite facilities), and a generous two-roomed attic space. The property benefits from majority double glazing and gas central heating. There is a double garage, extensive parking, a sheltered patio, and very attractive gardens.

Elsewhere and included in the sale is a two-bedroom detached cottage adjacent to the main that has previously been used as a long-term residential let.

Situated close to Morecambe Bay and the Lake District, the area is a popular domestic holiday destination, enhanced in the future with an upcoming Eden Project in the holiday resort of Morecambe. The farmhouse has previously been used successfully as a traditional B&B, with potential for Airbnb in the included self-contained cottage and/or mobile home plot.

This is an excellent opportunity for those seeking a character home with the flexibility and scope to develop and utilise the various facets of the plot as required.

- Charming characterful property dating back to 1687
- Ideal small holding / family home with land and





Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Reception Room One

17' 5" x 13' 9" (5.31m x 4.18m)

Inglenook style fireplace with oak beam mantle, log burning stove. Oak beams, two windows.

Dining Room

17' 5" x 14' 4" (5.30m x 4.37m)

Inset stone fireplace, window to the front aspect. Oak beams.

Reception Room Two

14' 2" x 15' 3" (4.32m x 4.64m)

A lovely light and bright room having two windows to the side aspect and a wall of windows and patio sliding doors to the rear aspect leading out onto the sheltered patio.

Inner Hallway

Utility Room

7' 11" x 6' 2" (2.41m x 1.88m)

Porch

3' 11" x 6' 4" (1.20m x 1.93m)

Leading out to the rear

Kitchen

14' 9" x 12' 10" (4.50m x 3.90m)

Modern farmhouse kitchen comprising of a range of wall, base, drawer and display units with granite worktop and under-hung Belfast style sink Matching Welsh Dresser. Central island incorporating space for under unit fridge and freezer. Rangemaster Cooker (available to purchase separately). Chimney style cooker hood extractor. Ceramic tiled floor. Bay window to the rear aspect and further window to the side.





First Floor Landing

The impressive size Landing with oak beams and areas for seating, gives access to the bedrooms, bathroom and attic. There are three Beautiful Bedrooms to this floor all with en-suite Shower Rooms.

Bedroom One

11' 6" x 15' 4" (3.51m x 4.67m)

This room has windows to side and rear aspect, a traditional farmhouse door and an en-suite shower room.

En-suite

2' 9" x 7' 2" (0.85m x 2.18m)

Bedroom Two

17' 3" x 11' 3" (5.27m x 3.42m)

This room has a window to front aspect of the property, a traditional farm door and an en-suite shower room.

En-suite

4' 9" x 6' 10" (1.45m x 2.09m)

Family Bathroom

7' 11" x 9' 1" (2.41m x 2.78m)

Of a generous size. Incorporating a roll top bath with claw feet, W.C. with high cistern flush and pedestal wash basin. This bathroom leads into bedroom three.

Dressing Room/Bedroom Three

9' 6" x 12' 1" (2.90m x 3.68m)

Leading from the family bathroom, you will find a third bedroom space that can also be used as a dressing room.

Office

9' 9" x 9' 5" (2.98m x 2.88m)

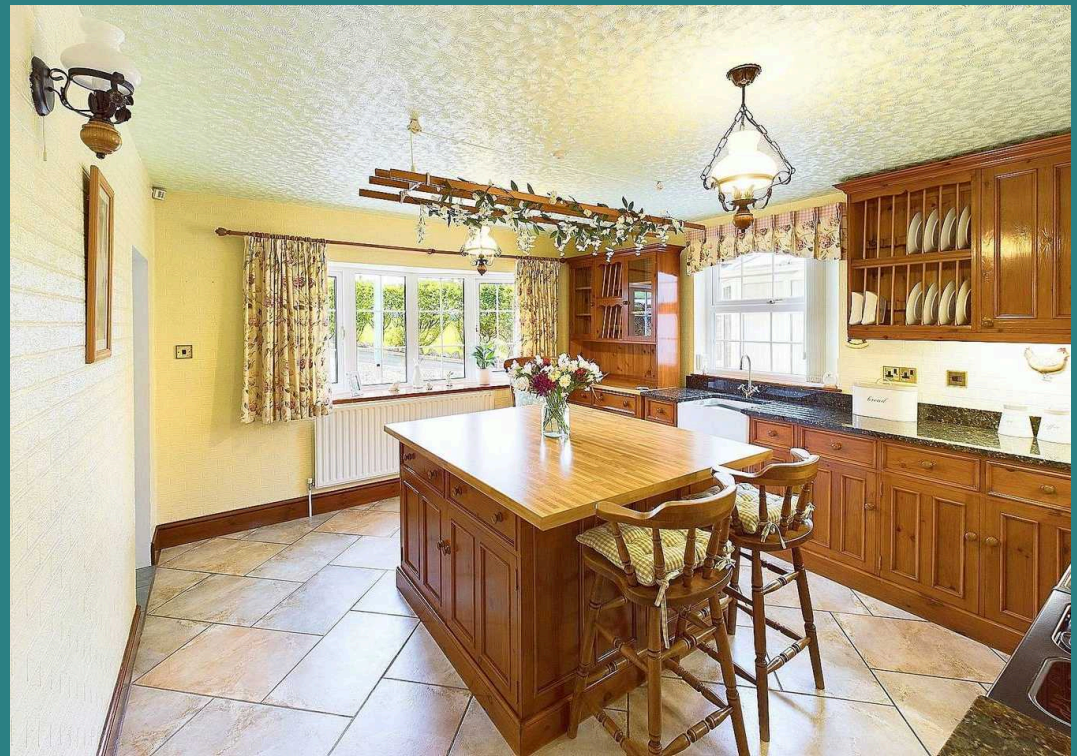
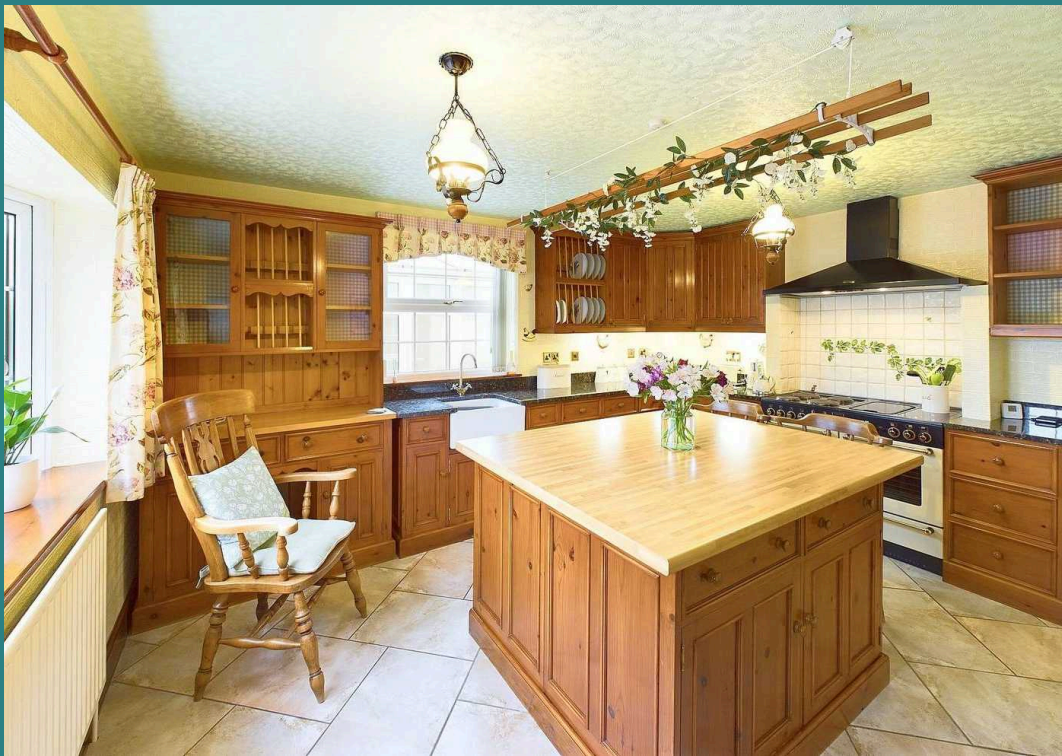
This room has a radiator and a window to the front aspect of the property.

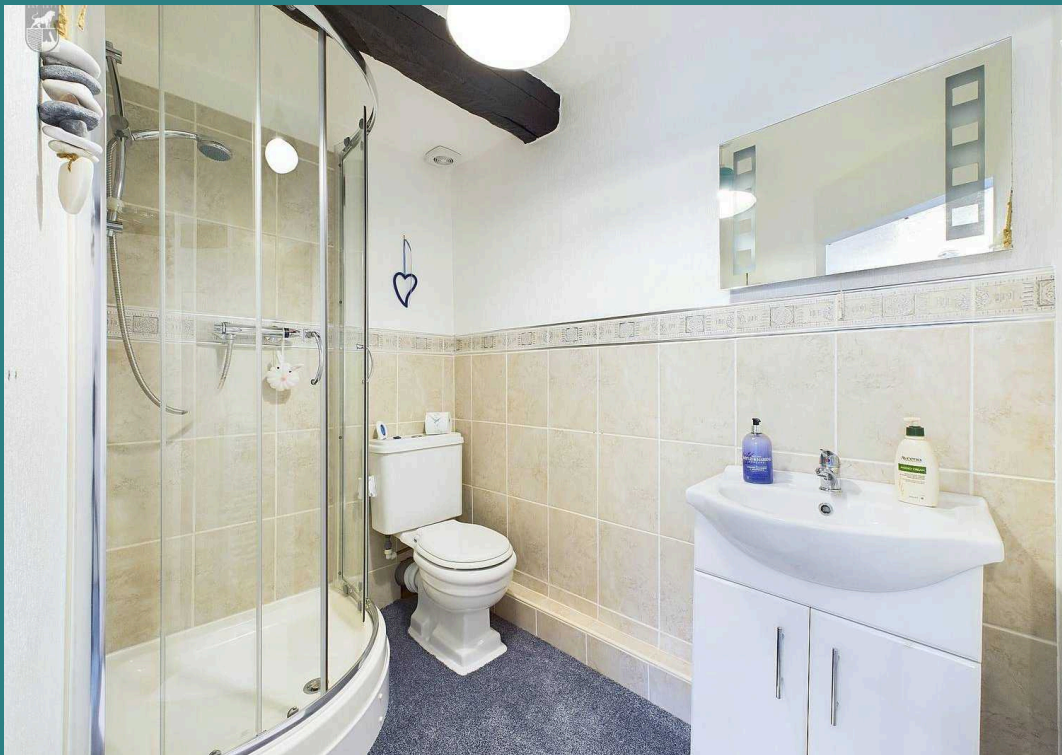
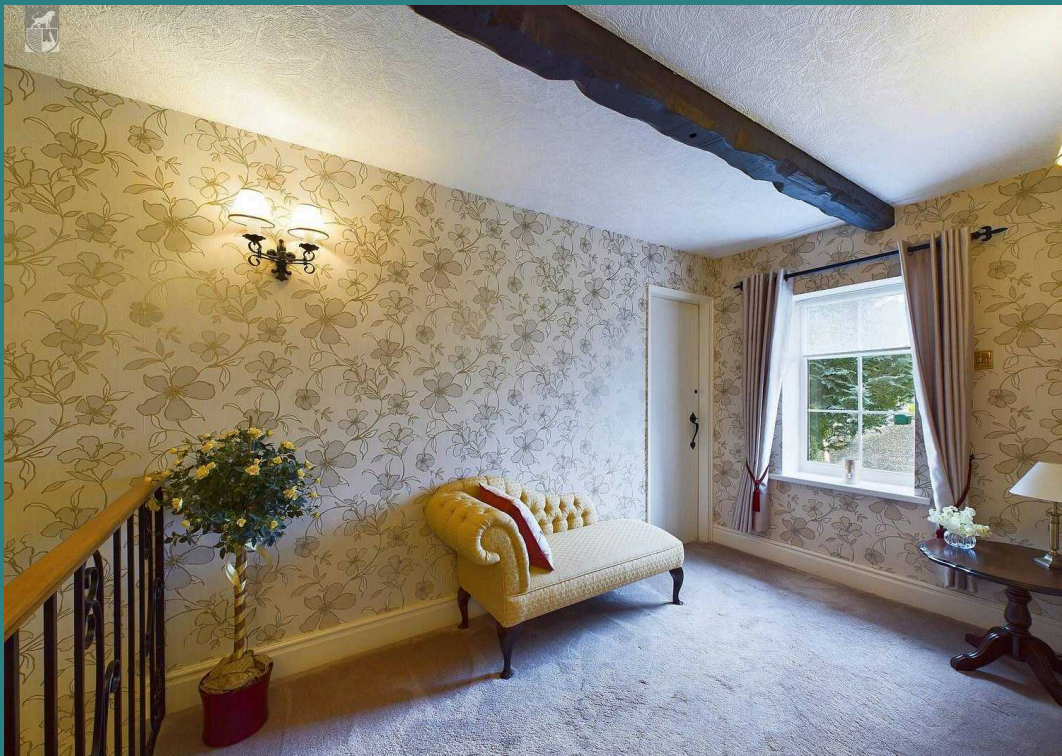
Bedroom Four

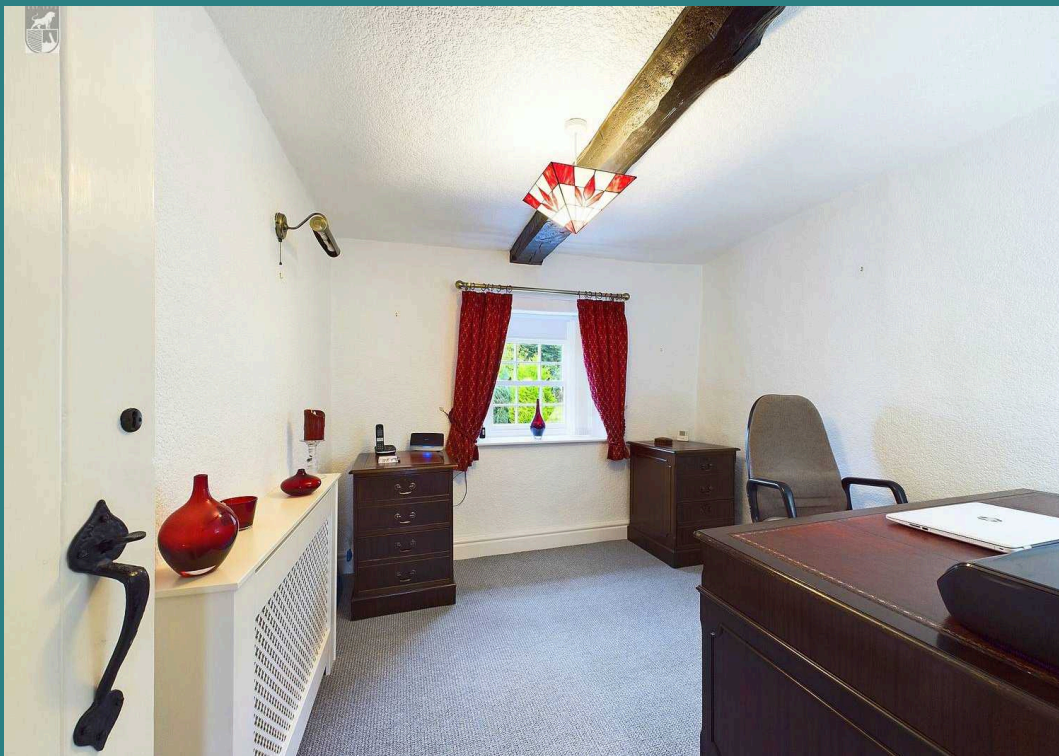
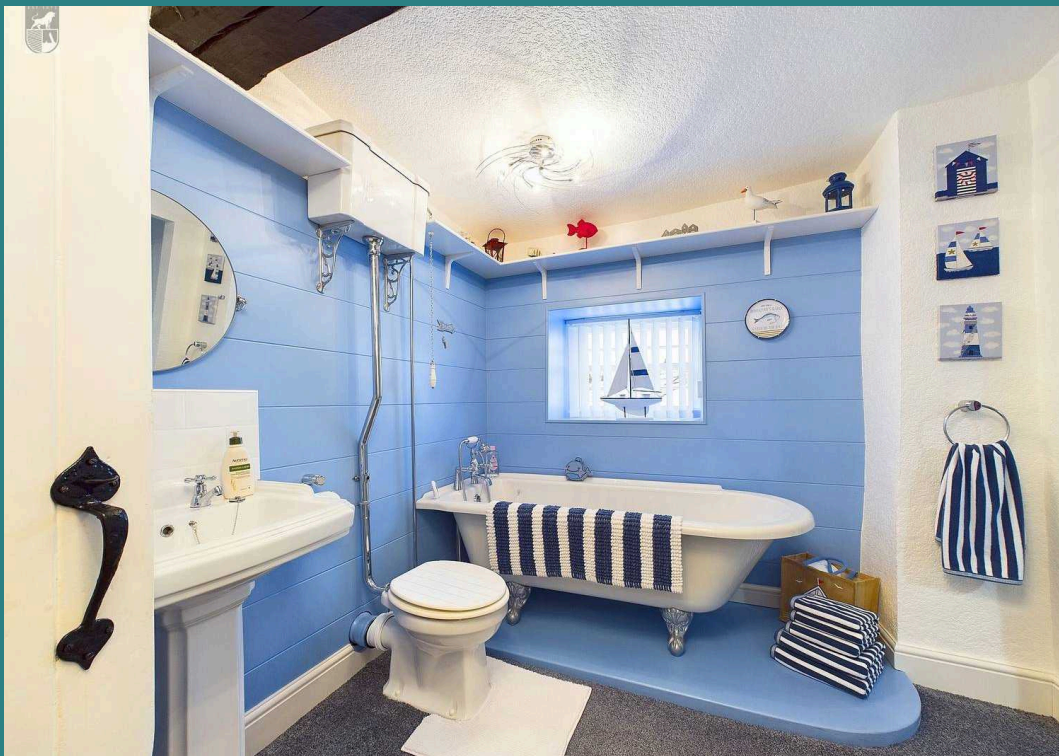
8' 6" x 12' 10" (2.59m x 3.90m)

This room has windows to the side and rear aspect, a radiator, a traditional farm door and an en-suite.









En-suite

5' 5" x 9' 11" (1.64m x 3.02m)

Second Floor - Attic

Stairs lead up to the attic space. Currently used for storage, with the potential for two extra bedrooms, both rooms having two small windows to each side of the property. There is also the benefit of a w.c. and wash basin, along with and storage cupboard on this floor.

Bungalow

Included in the sale is a detached bungalow adjacent to the main that has previously been used as a long-term residential let. It comprises a lounge, kitchen, inner hall, two bedrooms, and shower room.

Garden

From the road the sweeping driveway leads down to the property benefitting from ample parking with attractive views across the rolling fells. Inclusive within the private grounds you will find fenced paddocks, a training menage, 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.

TWO SINGLE GARAGES

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

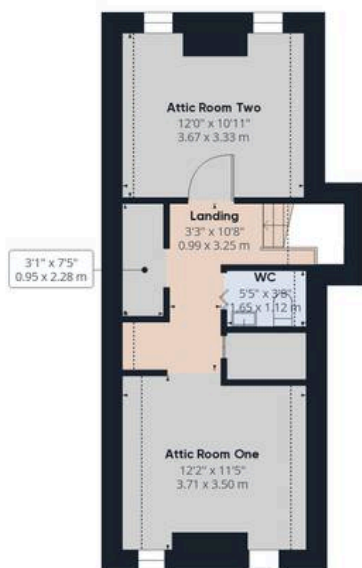




Ground Floor



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



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



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.