



Total area: approx. 2712.6 sq. feet
Floor Plans - for illustrative purposes only, not to scale
Plan produced using PlanUp.

DIRECTIONS:

Travel south along the A6 to Bolton-le-Sands and the property is located on the right-hand side identified by our "for sale" board.

COUNCIL TAX BAND: F EPC: CURRENT 51 POTENTIAL 70
MAINS ELECTRICITY & WATER GAS CENTRAL HEATING
SEPTIC TANK DRAINAGE
COUNCIL TAX BANDS: FARMHOUSE 6 COTTAGE A
TENURE: FREEHOLD

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.



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£730,000
THWAITE END FARM, BOLTON LE SANDS



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£730,000 THWAITE END FARM, BOLTON LE SANDS, LA5 9TN

An impressive grade II listed 5-bedroom period farmhouse dating to 1687 and having approximately 2 acres of paddock and 5 acres of pastureland incorporating a stable block and equestrian schooling ménage. With the addition of a detached two-bedroom cottage and a serviced plot with a 365-day residential licence.

This characterful property, with exposed oak 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 size fitted kitchen, 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.

An excellent opportunity for those seeking a character home with equestrian facilities. There is the option to provide an income from the cottage, serviced plot and the main house as the owners have previously run a successful B&B and holiday letting business.



ENTRANCE PORCH giving access to the ground floor rooms as follows:

RECEPTION ROOM ONE 17' 3" x 13' 9" (5.26m x 4.19m) Inglenook style fireplace with oak beam mantle, log burning stove. Oak beams, two windows.

RECEPTION ROOM TWO 17' 3" x 14' 11" (5.26m x 4.55m) Inset stone fireplace, window to the front aspect. Oak beams.

DINING ROOM 14' 8" x 14' 5" (4.47m x 4.39m) 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 6' 1" x 7' 8" (1.85m x 2.34m)

PORCH Leading out to the rear

KITCHEN 14' 8" x 12' 9" (4.47m x 3.89m) 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

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 13' 7" (widest point) x 11' 3" (4.14m x 3.43m)

BEDROOM TWO 14' 4" (widest point) x 14' 5" (4.37m x 4.39m)

BEDROOM THREE 12' 9" x 8' 5" (3.89m x 2.57m)

FURTHER BEDROOM/OFFICE 9' 7" x 9' 4" (2.92m x 2.84m)

MODERN FAMILY BATHROOM 9' 1" x 7' 10" (2.77m x 2.39m)

Of a generous size. Incorporating a roll top bath with claw feet, w.c. with high cistern flush and pedestal wash basin.

The bathroom leads to a further **BEDROOM** 10' 10" x 9' 4" (3.3m x 2.84m)

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.

EXTERNALLY - From the road the sweeping driveway leads down to the property and the extensive parking, there is an attractive terraced garden to the side with lawn, mature shrubs and flower borders.

TWO SINGLE GARAGES

DETACHED COTTAGE comprises lounge, kitchen, inner hall, two bedrooms and shower room.

SERVICED PLOT FOR STATIC CARAVAN

APPROXIMATELY SEVEN ACRES OF GRAZING AND PASTURELAND WITH STABLE BLOCK AND MENEGE.

