



# Well Bank Farm

Field Broughton, Grange-Over-Sands, LA11 6HW

Guide Price £845,000

# Well Bank Farm

## Field Broughton, Grange-over-Sands

This fantastic characterful property was originally built in early 16th Century and was the original farmstead in the hamlet of Field Broughton. Extended through the century's Well Bank Farm is now a splendid family residence of immense charm and character with many retained features throughout including beamed ceilings and stone flag floors combined with more modern home comforts providing an extremely well loved family home with the accommodation being flexible to suit a buyers needs. The well proportioned accommodation briefly comprises entrance vestibule, dining room, living room, garden/sun room, breakfast kitchen, utility room and a cloakroom to the ground floor with a dual aspect master bedroom with en-suite, two double bedrooms, recently renovated family bathroom and a study/occasional bedroom to the first floor.

Externally Well Bank Farm has delightful and larger than expected south facing landscaped gardens with a patio seating area and lawns with borders established with mature shrubs and trees. Opposite the property is a detached two storey barn which is of traditional construction and we are advised that planning permission for conversion of the barn to a single dwelling was granted in 1988. LDNPA Ref No. 87/6056. There is also ample off road parking for half a dozen cars to the front of the barn.

Located in the hamlet of Field Broughton, the property enjoys a peaceful and tranquil position with views of the surrounding rural countryside of Cartmel Valley, yet conveniently located just three miles from the southern shores of Lake Windermere. Cartmel is a popular yet unspoilt countryside village only 5 minutes away, which is ideally located at the foot of The Lake District National Park. Cartmel is famous for its horse races, 12<sup>th</sup> Century Priory and Michelin star restaurants and thus proves as a must-visit village. There are an abundance of local shops, cafes, pubs and famous restaurants right on your doorstep, along with some fantastic countryside walks. There is an active community spirit for the locals of the village, with a well regarded primary school and also some great secondary schools nearby. Access to the M6 can be found approximately fifteen minutes drive away and train stations in the nearby villages of Cark-in-Cartmel and Grange-Over-Sands. The bustling town of Grange-over-Sands is just three miles away, with its numerous amenities including shops, cafes, post office, banks and a highly regarded primary school.





## Accommodation

### Entrance Vestibule

Entrance door into a vestibule with seat, two single glazed windows and stone flag floor.

### Dining Room

Entrance door leads into a formal dining hall with cloaks cupboard, original open stone fireplace, stone flag floor and beamed ceiling. There is a double glazed window looking out to the garden, two single glazed windows, two radiators, and wall lights.

### Breakfast Kitchen

A split level kitchen with raised breakfast/dining area with double glazed windows to both aspects and the kitchen area offering an excellent range of wall and base units with granite worktops, oil fired AGA, inset sink unit and integrated Miele dishwasher and fridge. The kitchen is finished with pelmet lights and recessed spotlights, tiled splash backs, tiled floor and beamed ceiling.

### Utility Room

Accessed direct from the kitchen with an external access also. A useful separate utility with two double glazed windows, tiled floor, good range of base and wall units, stainless steel sink unit, electric hob, plumbing for a washing machine and dryer and space for a fridge/freezer.





### Sitting Room

A beautiful traditional sitting room with three single glazed lead lined windows one with window seat to the front aspect. Central to the room is an original inglenook fireplace with newly installed inset All New Island wood burning stove with adjacent spice cupboard, traditional beamed ceilings span the room and a built in cupboard under the stairs formally access to the original well now offers storage. The room is finished with oak engineered flooring.

### Conservatory

Ideal sun room or garden room with double glazed French doors with two adjacent double glazed side panels and glazed roof all enjoying a relaxing aspect over the garden. Finished with a radiator and stone flagged floor.

### Cloakroom

Separate facility off the garden room with two piece suite in white comprising W.C. and wash hand basin, double glazed window and electric panel heater.

### Landing

Stairs lead up with a cupboard on the half landing to a spacious landing with beautiful traditional wooden balustrade, radiator, wall lights and exposed trusses and beams.



### Master Bedroom

A large full length bedroom with ample space for extensive wardrobes and two double glazed windows, two radiators and loft access.

### En-Suite Shower Room

A generous ensuite comprising WC, wash hand basin and corner shower cubicle with thermostatic power shower, glazed display unit, recessed spotlights and extractor fan. Two double glazed windows, radiator, electric heated towel rail and laminate flooring.



### Bedroom Two

A good size double bedroom with feature exposed truss, two double glazed windows, radiator and stripped down traditional built in wardrobes.

### Bedroom Three

Third double bedroom with double glazed window with window seat, radiator.

### Snug/Occasional Bedroom

Currently used as open plan office but could easily be converted back to a fourth bedroom. The bright and light study area enjoys a large deep double glazed window, radiator, telephone point, exposed beams and loft access.



### Bathroom

Recently renovated house bathroom with three piece suite in white comprising WC, wash hand basin with storage under and shaker style panelled bath with raindrop shower head and mixer taps. Finished with marble effect tiled wall, recessed spotlights, extractor fan. Two windows.



### Outside

The gardens at Well Bank Farm are a delightful feature of the main house and much larger than expected stretching beyond and behind the neighbouring properties and borders open fields with views across the valley. The gardens enjoy a southerly and sunny aspect and are very private with extensive lawns, patio seating areas with raised borders well stocked with mature and established shrubs. Opposite the property is a detached barn which could be suitable for numerous purposes including potential for those looking for space to work from home or additional annex accommodation subject to any necessary consents but currently provides excellent space for the storage of cars, a boat or caravan. To the front of the barn is a gravelled drive providing ample off road parking for half a dozen vehicles.

### Detached Barn

This wonderful detached barn offers masses of potential for a range of uses once converted such as separate accommodation for relatives, a workshop or business premises or a rental property. These uses would be subject to relevant consents from the local council. We are advised that planning permission for conversion of the barn to a single dwelling was granted in 1988. LDNPA Reference No. 87/6056. Along with the large square footage of this barn comes an abundance of character features such as the original horse stalls, cobbled floor and high ceilings. If carefully restored these would retain the fabulous charm of this building. The property also has light, water and electricity which would be a great start to a conversion.

### Services

Mains electric and water. Oil fired central heating. Shared septic tank drainage with the neighbour.



### Tenure

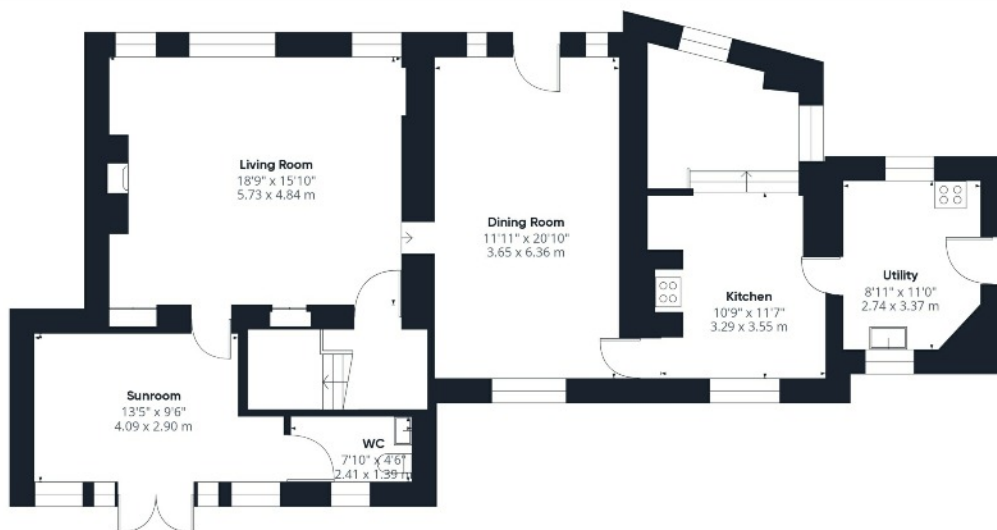
Freehold.

### Internet Speed

Ultrafast speed of 1000 Mbps download and for uploading 220 Mbps as per Ofcom website.

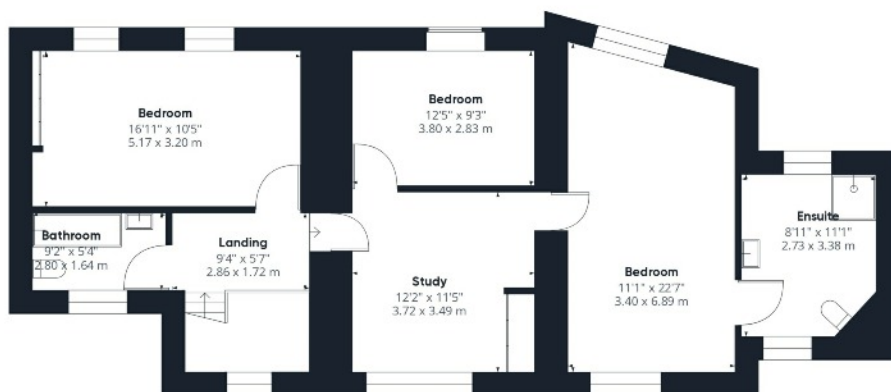
### Council Tax Band

F



Floor 0

Approximate total area<sup>(1)</sup>  
 1967.45 ft<sup>2</sup>  
 182.78 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

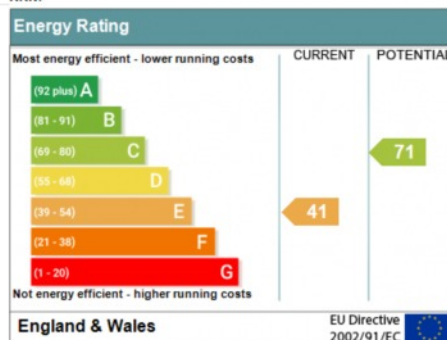
GIRAFFE360

Address: Well Bank Farm, Field Broughton, GRANGE-OVER-SANDS, ...  
 RRN:

## Directions

From the village of Cartmel head north towards Newby Bridge. Arriving at the hamlet of Field Broughton, take the second turning on the right into the hamlet. Follow the lane for approximately 50 yards and Well Bank Farm is the second property on the right with parking immediately opposite on the left hand side in front of the large barn.

Whatthreeords: ///greyhound.mooring.artichoke



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.