



Pasture Lane Farm, Hesket Newmarket, CA7 8JP

Guide Price **£500,000**

PFK

Pasture Lane Farm

The property:

Nestled within the coveted Lake District National Park, is this charming 17th century 2-bedroom detached farmhouse, with potential for extension into the adjoining traditional stone barns (subject to planning), Pasture Lane Farm presents a rare opportunity to own a piece of Cumbrian history.

The property boasts a traditional farmhouse aesthetic, complete with charming outbuildings, set against a backdrop of breathtaking views encompassing Carrock Fell and West Fell. Spanning just under 2 acres of serene countryside, this residence offers a tranquil lifestyle juxtaposed with convenience, being a mere mile from the picturesque village of Hesketh Newmarket.

Outside, the property extends its allure with side and rear gardens that seamlessly blend with the surrounding landscape, providing a peaceful retreat for residents to unwind in the midst of nature's embrace. Beyond the gardens lies direct access to the generous paddock at the rear, boasting its own convenient roadside entrance. Emanating a sense of rustic elegance and idyllic charm, this property offers a harmonious blend of indoor comfort and outdoor bliss, promising a lifestyle of serenity and natural beauty for its discerning owners.



Pasture Lane, Hesketh Newmarket

The location:

Pasture Lane, is just a mile from Hesketh Newmarket, under 3 miles from Caldbeck and under 5 miles from Mungrisdale, nestled in Wainwright's 'Northern Fells' publication, with Carrock Fell commanding your attention from the property. This location is a truly perfect place for lovers of the outdoors, yet located within easy reach of thriving rural communities and amenities including shops, pubs, schools and a doctors surgery.

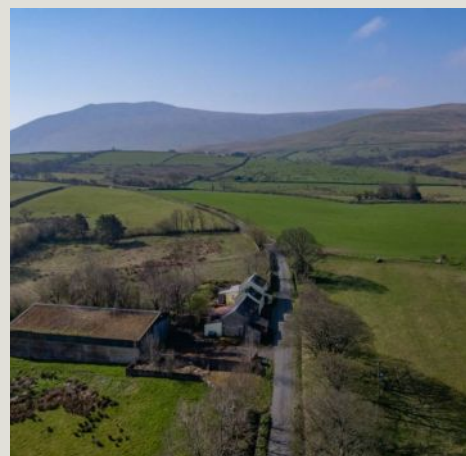
Directions

Pasture Lane Farm can be located with the postcode CA7 8JP.

Alternatively by using What3Words:
///sofa.launch.difficult

KEY FEATURES:

- Fabulous opportunity inside the LDNP to acquire a traditional farmhouse with outbuildings
- Sitting in just under 2 acres, with stunning views of Carrock Fell
- Offering a wonderfully tranquil lifestyle, yet just a mile outside the village of Hesketh Newmarket
- Tenure - Freehold
- Council Tax - Band D
- EPC - F





ACCOMMODATION

Entrance Porch

5' 10" x 4' 3" (1.78m x 1.30m)

Front door into entrance porch with stone flagged floor, radiator, built in storage and door into

Reception 1

14' 5" x 11' 4" (4.40m x 3.46m)

With double glazed sliding sash timber window to the front aspect, feature fireplace, single glazed timber window to the side aspect, two radiators. Stairs to the first floor, open arch into inner hallway, door to the dining kitchen.

Inner Hallway

With door to bathroom

Bathroom

8' 11" x 9' 1" (2.73m x 2.77m)

Single glazed timber window to the rear aspect, radiator, pedestal wash hand basin, WC, bath with electric shower over, large airing / tank cupboard, exposed beam, loft access hatch.

Kitchen

14' 8" x 9' 4" (4.48m x 2.85m)

Fitted with a range of cream shaker style wall and base units, wood effect laminated worktops and tiled splashbacks, tiled floor. Integrated dishwasher, integrated single electric oven and electric glass hob, with integrated canopy extractor over. Space for freestanding undercounter fridge, radiator, open archway leading into;

Dining Room

10' 1" x 9' 1" (3.08m x 2.77m)

Continuation of the tiled flooring, single glazed timber window to the side aspect, radiator, light tube in the ceiling, doors to the utility room and the boot room.





ACCOMMODATION continued:

Utility Room

5' 11" x 3' 5" (1.81m x 1.03m)

Plumbing for washing machine, tiled floor

Boot Room

6' 8" x 4' 11" (2.02m x 1.51m)

Hardwood door out to the rear garden, stone flagged floor, single glazed sliding sash windows to the rear and side

Reception 2

14' 8" x 14' 5" (4.48m x 4.39m)

Fabulous room with vaulted ceiling and exposed A-Frame beams, 4 x Velux roof lights, single glazed timber sliding sash window to the rear, brick and sandstone feature fireplace with log burning stove, 2 x radiators

FIRST FLOOR

Landing

With single glazed timber window and far reaching open countryside views to the rear elevation, radiator, doors off to the bedrooms

Bedroom 1

14' 9" x 9' 5" (4.50m x 2.88m)

Dual aspect room with double glazed timber sliding sash window to the front and single glazed timber window to the rear, stripped floorboards, exposed beams, 2 x radiators, pedestal wash hand basin, built in storage cupboard and loft access hatch.

Bedroom 2

11' 4" x 11' 1" (3.46m x 3.37m)

With exposed beam, radiator, loft access hatch, built in storage cupboard, double glazed timber window to the front elevation.





EXTERNALLY

The property has attractive rear and side gardens with lawns, flower beds, steps, seating area and spinney. With direct access into the ring fenced paddock behind, which also benefits from direct roadside access. The overall plot extends to apx 1.91 acres.

PARKING: Parking adjacent to the road is available to the front of the property and additional parking for a small vehicle in Barn 1 - section 1

OUTBUILDINGS

Barn 1 - section 1: 20' 6" x 14' 10" (6.26m x 4.53m)

Attached to the north east elevation of the farmhouse is this traditional stone under slate roof, split into two sections, this full height barn has an earth floor and access into rear outbuilding 2 and steps down into

Barn 1 - section 2: Concrete floor and lofted area above, additional door to outside, the door lintel has Cumbrian date stone 1692

Stone Outbuilding: Located to the front of Barn 1 - section 2 with separate lockable door, with roadside access and light

Coal House

Rear Outbuilding 1

11' 1" x 10' 8" (3.39m x 3.25m) Housing the boiler, power light, workshop area

Rear Outbuilding 2

11' 4" x 10' 10" (3.45m x 3.31m) Access into Barn 1 - section 1, light

Rear Outbuilding 3

12' 0" x 11' 2" (3.65m x 3.40m) Light

Timber Outbuilding: Light and outside water tap



ADDITIONAL INFORMATION

Services

Mains electricity; oil central heating; some double glazing installed. Private water supply and septic tank drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

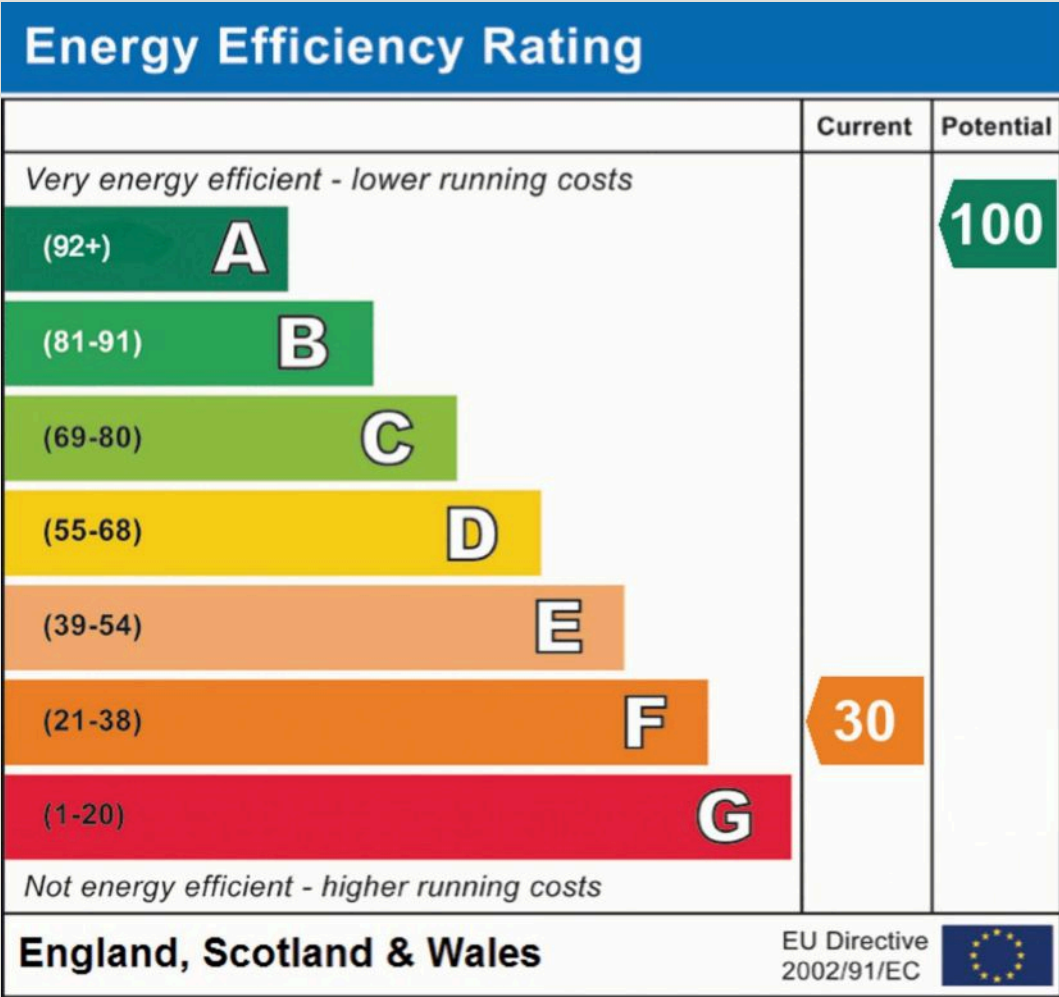
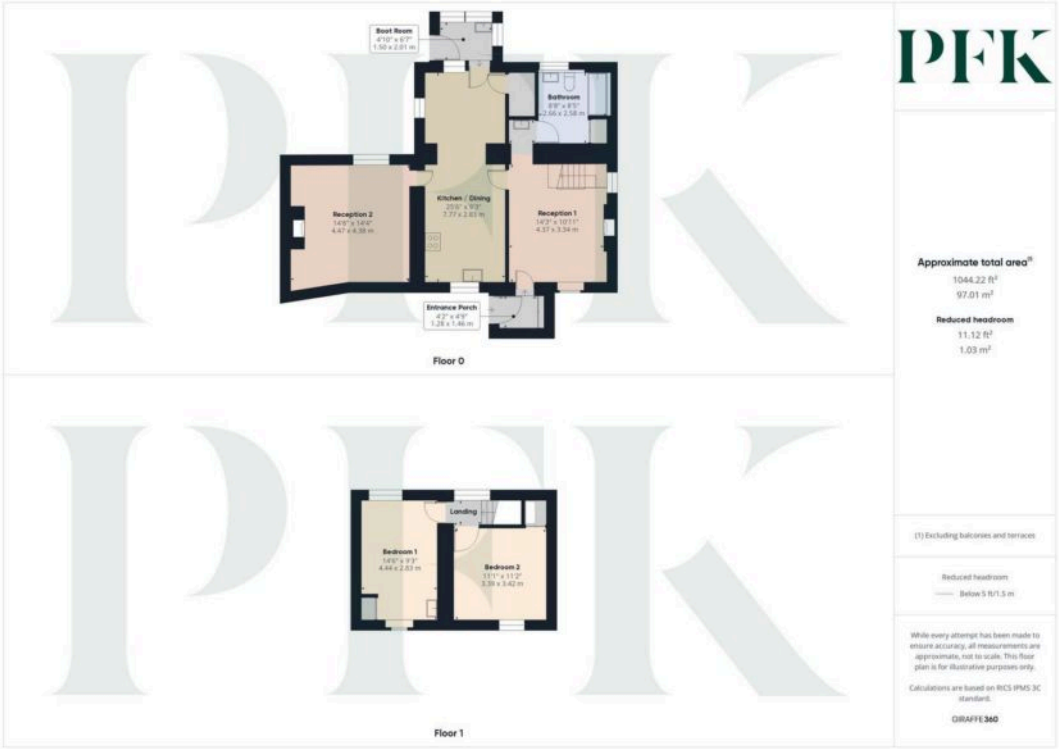
Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria, CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

