



**Pasture Lane Farm Pasture Lane, Hesket Newmarket – CA7 8JP**

Guide Price **£485,000**

**PFK**



# Pasture Lane Farm Pasture Lane

## 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 Hesket 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 Farm Pasture Lane

### Location & directions:

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](#)



- Fabulous opportunity inside the LDNP to acquire a traditional farmhouse with outbuildings
- Sitting in just under 2 acres, with stunning views of West Fell and 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.





### 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.





## 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.

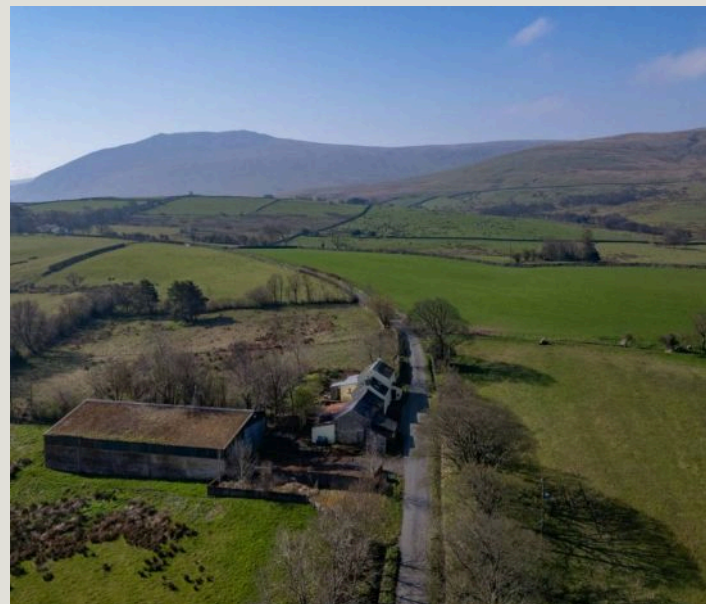
### Rear Outbuilding 3

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

Light

### Timber Outbuilding

Light and outside water tap.







## EXTERNALLY

### Garden

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.

### OFF STREET

#### 2 Parking Spaces

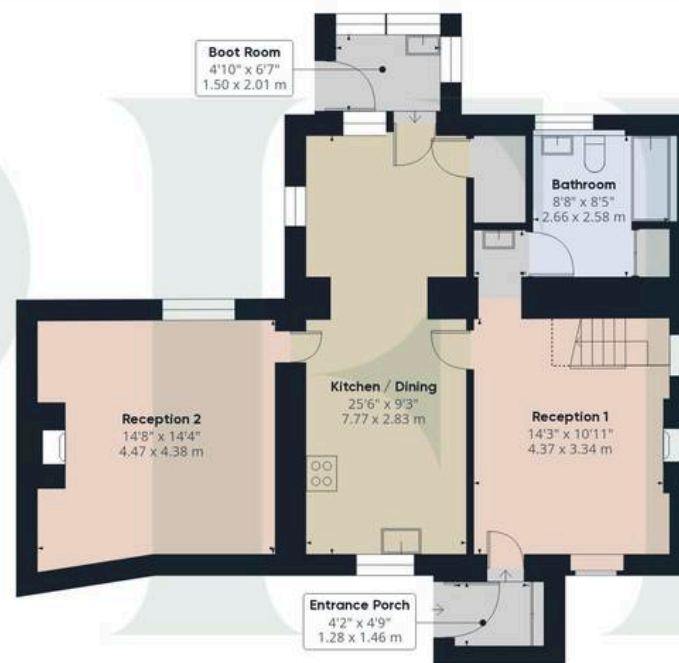
Parking adjacent to the road is available to the front of the property and additional parking for a small vehicle in Barn 1 - section 1











Floor 0



Floor 1

## Approximate total area<sup>(1)</sup>

1044.22 ft<sup>2</sup>

97.01 m<sup>2</sup>

## Reduced headroom

11.12 ft<sup>2</sup>

1.03 m<sup>2</sup>

(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.

GIRAFFE360



ADDITIONAL INFORMATION

Services

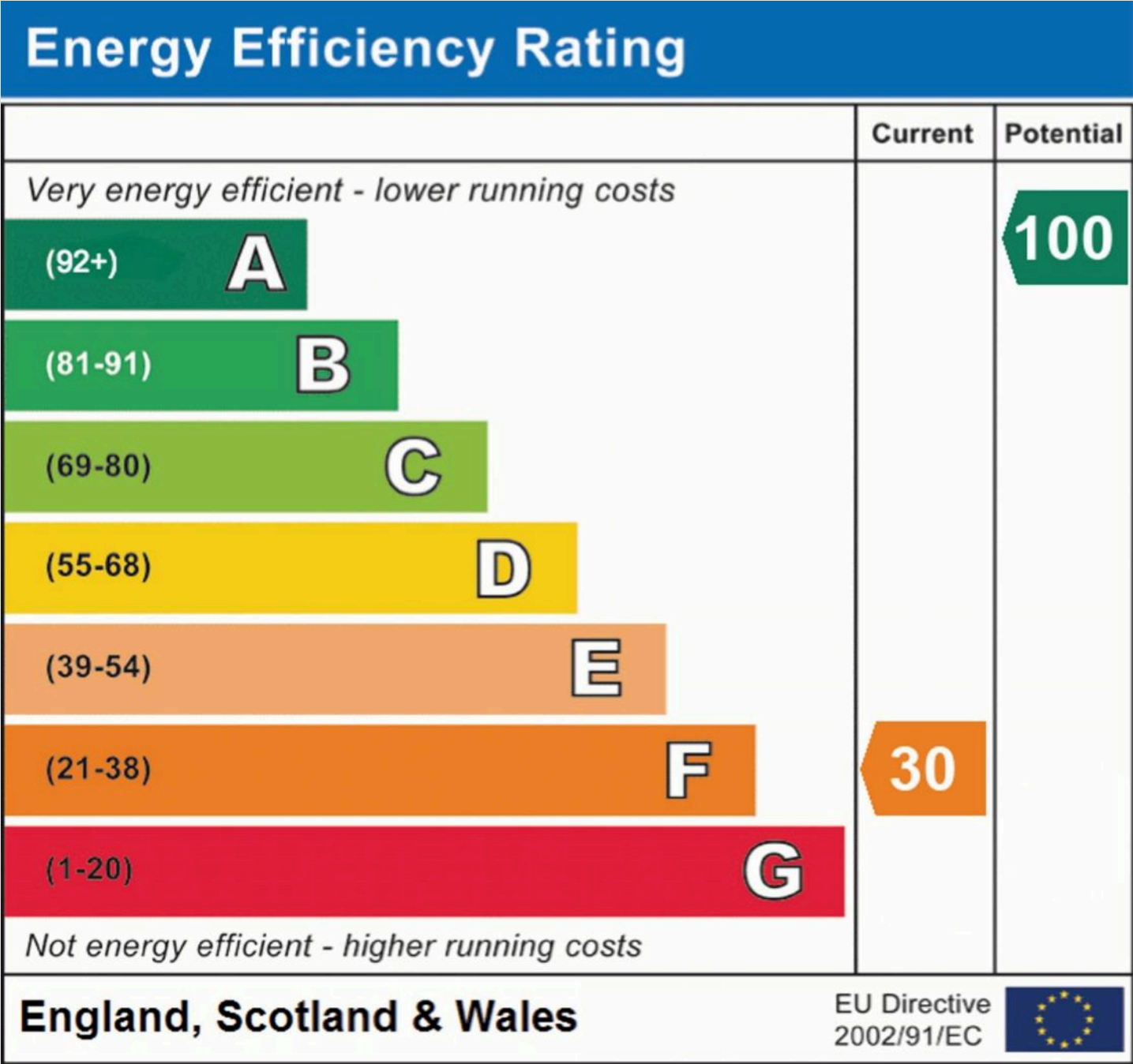
Mains electricity; oil central heating; some double glazing installed. Private water supply and septic tank drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full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







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