



The Green
Tatham | Lancaster | Lancashire | LA2 8PJ

FINE & COUNTRY

THE GREEN







Welcome to The Green

Within the Forest of Bowland AONB a handsome and beautifully appointed Grade II Listed five bedroom former farmhouse set in generous gardens of around an acre commanding excellent unspoilt country views. Offering great income potential and lifestyle flexibility with an attached three bedroom cottage that would be ideal as a holiday rental, long term let, granny annex, guest suite or extension to the main residence.

Dating back to 1672, this highly charismatic period home is a successful blend of old and new and has a wealth of period features including oak beams, exposed oak lintels, sandstone fireplaces and stone mullion window surrounds and has been carefully restored and updated by the present owners since their purchase in 2009. Ready to move into the main house offers three reception rooms as well as a large dining kitchen, useful utility room and downstairs cloakroom. On the first floor the principal bedroom has an ensuite shower room, there are then three further double bedrooms a fifth single bedroom, a house bathroom and shower room. The attached cottage, Brenig, offers great potential for a number of uses, it would be perfect for older relatives being all on one level or would let well commercially for a second income; it has been a successful long term rental for years or could equally suitable as an Airbnb if more flexibility was required leaving it free as a guest suite when you need the extra space for visitors. With a connecting hallway the cottage could also be incorporated within the main accommodation to suit larger families. For those looking to work from home there is a spacious and well appointed home office in the main house as well as a detached outbuilding which has been converted to create a studio offering two rooms and a cloakroom. The studio would equally well provide great space for hobbies or with a little upgrading, additional guest accommodation.

Outside the gardens offer extensive lawns, large flagged seating terraces, plenty of parking, a triple garage and useful workshop/store with outside cloakroom.



Mewith Lane is tucked away off the main valley thoroughfares and the setting for a scattered collection of attractive and individual houses, barn conversions and farmsteads, most sitting in generous grounds with the advantage of panoramic and unspoiled country views. It also offers surprising accessibility as it stretches almost from the Lune Valley village of Wray in the west to the hamlet of Keasden in the east. From Wray you are quickly onto the A683 and into Lancaster, and from Keasden it's a short drive to connect with the A65 at either Clapham or Austwick. The positioning of Mewith Lane makes Lancaster, Kirkby Lonsdale, Kendal, Settle and Skipton easily accessible for work, shops, schools and everyday needs. With a train station at Wennington there are regular train services to Leeds and Lancaster linking then to the wider rail network. So if it's a 'miles from anywhere' feeling you desire whilst maintaining great connectivity in a rural location this is a great choice – the first time might not have you convinced, but you'll soon find your way around the country lanes and be wanting more of this idyllic spot. It's the perfect balance to a busy life.









Step inside – The Green

With a carved date stone bearing the inscription 'REB 1672' above the door and a later addition, thought to be C18th with a second inscription TWE 1714 this is an extensive and flexible period house that stands well and has real presence.

A solid oak door opens into an impressive entrance porch with flagged floor and exposed stone walls – this makes a statement of intent that sets the tone for the rooms that follow in rest of the house. Along the front elevation there are three reception rooms; a formal dining room and two sitting rooms. Two have substantial period sandstone fireplaces, one with a large wood burning stove, a second with a gas powered stove and then third with a more modern stone fireplace with electric fire inset. The views from all three rooms are across the front garden to the fields opposite. Panelled internal doors are all made of contemporary oak, the golden tones complementing the joiner made bespoke substantial oak staircase. An inviting and sociable dining kitchen spans the rear elevation with views to the wider countryside and French doors leading out to a flagged seating area – the perfect place to set up your garden furniture and enjoy a meal outside in warmer weather with the backdrop of country views. With an oak floor and ceiling beams the dining kitchen is an inviting room for daily family life and in which to welcome family and friends. It's beautifully appointed with pale blue painted cabinets including a dresser, plate rack, wine store and convex corner units all with contrasting black granite worktops and upstands. Well equipped in terms of appliances there is a Britannia range cooker, Rangemaster wine cooler and ice maker, NEFF combination microwave/oven, integral larder fridge and NEFF dishwasher. The kitchen is complemented by a utility room fitted with cream shaker style fitted units, travertine wall tiles, Bosch washing machine, Beko tumble drier and Valliant central heating boiler. There's an attractive downstairs cloakroom to complete the picture.

To the first floor is a split level landing which at one point opens to a large office fitted with a full wall of bookcases, a central desk and filing cabinet drawers. The office has an oak floor and an attractive stone fireplace with a fitted electric stove. All of the bedrooms have fitted furniture, the provision slightly different in every room but in broad terms there are wardrobes, dressing tables with mirrors, bedside tables and headboards. There's a definite wow factor to the principal bedroom, largely due to the size and ceiling open to the roof apex with exposed trusses as well as the great views from the dual aspect. The ensuite is a sleek and contemporary three piece shower room. There are three further double bedrooms and a fifth single. Serving these bedrooms are high quality bath and shower rooms, both contemporary in style. There's a walk in airing cupboard and under eaves storage cupboard.

Brenig

Brenig is the self contained single storey attached cottage – with its own separate entrance it is perfect for independent occupation but there's also a shared entrance hall between the two properties which can be unlocked to provide a flow between the two or locked and assigned to either property. Brenig has a successful track record of long term tenancies but in line with the current trend it would make a great Airbnb which would leave it flexible if you wanted to sometimes reserve it for family and friends and to come and stay. If you're after a larger main residence then the two properties work well together used as one.

In terms of accommodation Brenig has an attractive entrance porch and then hall. Double opening glazed doors provide a view from the hall through the dining area to the garden and fields beyond. The living accommodation has an open feel with the dining kitchen leading to the lovely sitting room which has a striking corner picture window and seat. There are sliding doors out to the terrace and great open country views. Ready for occupation, the well appointed kitchen has a full suite of appliances including an AEG electric hob, Lamona Fridge, freezer, oven and microwave. There's a wine cooler, Bosch dishwasher and a free standing Bosch washing machine. There are two double bedrooms, a third single, a shower room and separate cloakroom. As is the case in The Green, the bedrooms all have a range of fitted bedroom furniture. Brenig has super views and its own private flagged seating terrace.

















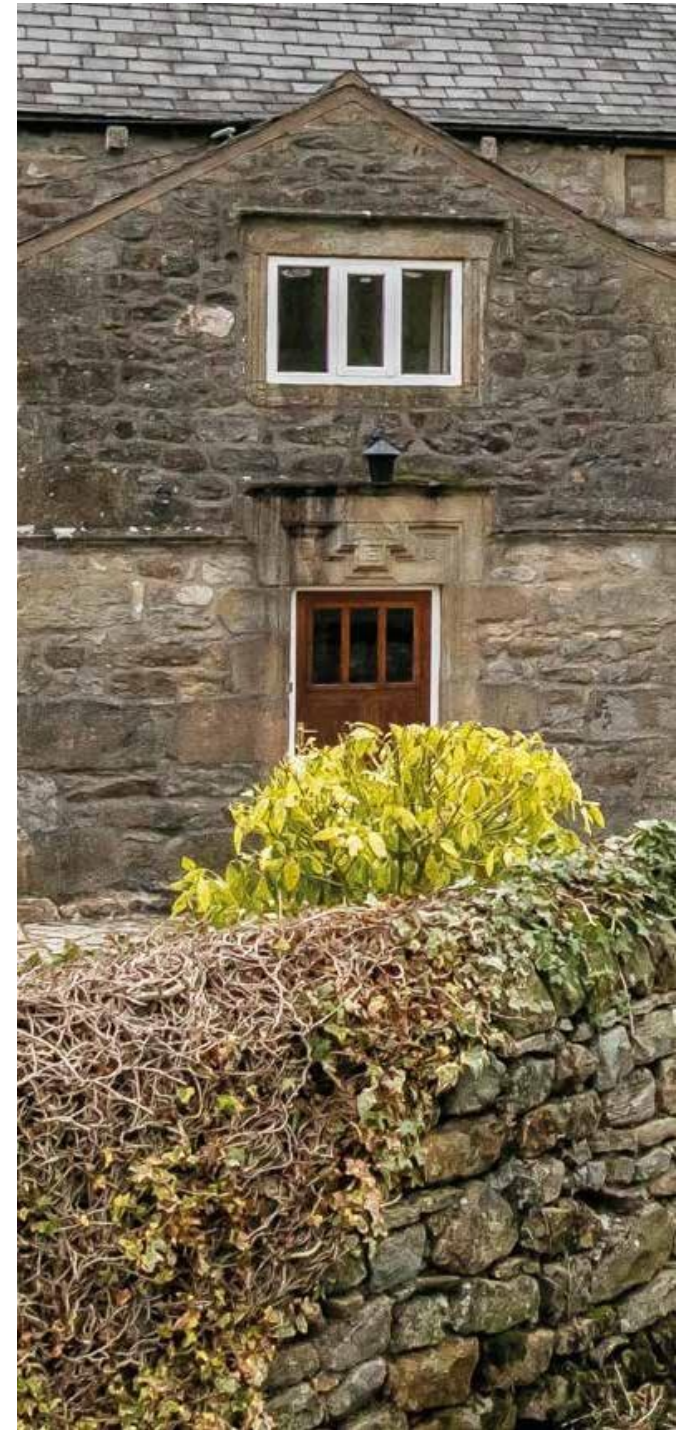
Step outside

The gardens are enclosed which will appeal to those with small children or dogs. The twin vehicular electric gates are set up to provide in and out access. There's a third pedestrian gate at the side. Beyond the studio is a third vehicular gate leading to a further parking area which is ideal for campervan or boat storage. Previous owners had the main lawn as a tennis court which is an option is that's your game, set and match, otherwise it's a super level garden for children with plenty of space for trampolines, climbing sets, camping or ball games.

The detached triple garage has a double and single electric doors which open to a single internal span to make the most of the space on offer and maximum flexibility. Attached is a utility room, garden cloakroom and an open fronted bin store.

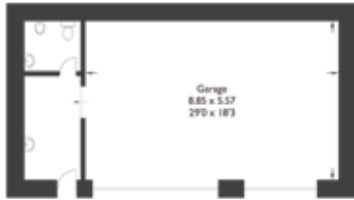
The detached stone built studio offers two rooms and a cloakroom as well an inner hall which would make an ideal kitchenette. This building would be great for a home office, hobbies studio or workshop.



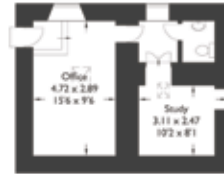




Approximate Gross Internal Area : 458.89 sq m / 4939.45 sq ft
 Garage : 61.15 sq m / 658.21 sq ft
 Outbuilding : 29.92 sq m / 322.05 sq ft
 Total : 549.96 sq m / 5919.72 sq ft



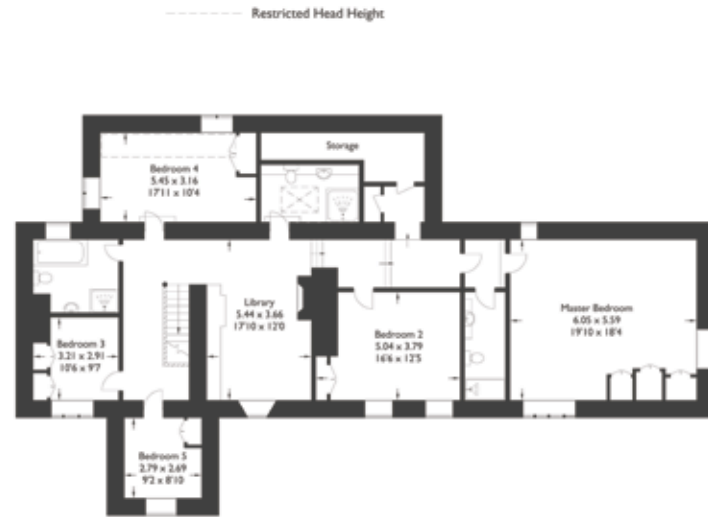
Garage



Outbuilding



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



FURTHER INFORMATION

On the road

Wennington station – 2.7 miles

M6 J34 – 10.2 miles

Lancaster – 12.7 miles

Kendal – 23.1 miles

Manchester – 63.7 miles

Manchester airport – 77.6 miles

Liverpool airport – 78.5 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Schools

There are primary schools in several nearby villages including Lowgill, Wray, Hornby and Melling.

Secondary schools are at Kirkby Lonsdale with Grammar Schools at Lancaster.

Independent schools at Giggleswick and Sedbergh.

Rail Journeys

Based on approximate direct train journey durations from Lancaster train station. Train service durations vary, please check nationalrail.co.uk for further details.



Local Authority

Lancaster City Council
The Green – Council tax band G. Brenig –
Council tax band E

Tenure - Freehold

Services

Mains electric and water.

There is a joint private drainage system in the field to the rear of the house.

Both properties have boilers providing LPG central heating.

Directions

Use Sat Nav LA2 8PJ with reference to the directions below:

Approaching Wennington from Wray, turn right up Old Moor Road immediately before the railway station. Continue as the road climbs and at the T junction turn right and then left onto Fairheath Lane (signposted for Lowgills/Tatham Fells). Turn first left onto Mewith Lane. The Green is the fourth property on the left.

Things to do in the area

As attractive high street of Independent shops at Kirkby Lonsdale. White Scar Cave at Ingleton.

Local leisure activities

Sailing on Lake Windermere. Golf at Casterton, Kirkby Lonsdale and Settle.

Local eateries

Hipping Hall (Cowan Bridge), The Lunesdale Arms (Tunstall), The Fenwick (Claughton) and The Highwayman (Burrow) are amongst a whole host to enjoy in the area.

Great walks nearby

The Yorkshire Three Peaks; Pen-y-ghent, Ingleborough and Wharfedale.

Included in the sale

Fitted carpets

Curtains

Curtain poles

Blinds

Light fittings

Integral kitchen appliances as described

Guide price £1,000,000



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