



Knott Hill Farm
Tatham | Lancaster | Lancashire | LA2 8PS

KNOTT HILL FARM





Welcome to Knott Hill Farm, Knott Hill Road, Tatham, Lancaster, LA2 8PS

Knott Hill Farm offers a wonderful package for embracing life in the countryside with a characterful farmhouse, attached traditional barn and shippens, a large modern barn, stables, gardens, fields and woodland. Together they ensure tremendous privacy and seclusion and provide amenity value if you want to keep stock or grow your own fruit and vegetables, exercise the dogs or simply give children room to explore, camp outdoors, build dens and play.

The farmhouse bears a 1734 marriage stone above the front door with carved initials 'A C L', the house is believed to predate this by around 20 years, in recognition of its architectural significance Historic England have classified it as Grade II. Full of interesting original period features, the former farmhouse provides three reception rooms, a breakfast kitchen and cloakroom. On the first floor are four bedrooms, a bathroom and two shower rooms. On the second floor are two attic rooms. Attached and with a connecting internal door is a large, traditional barn, attached is a shippen, workshop and boiler room/laundry with a small detached outhouse used as a garden store. There is a large modern agricultural building and a stable block. There's extensive provision of parking.

The grounds include gardens, a kitchen garden with greenhouse, two fields and pockets of woodland through which a stream runs. The garden and fields amount to c.3.5 acres with an c. 1.48 acres additional of woodland on the opposite side of the lane, in all, c. 4.98 acres.





Location

Nature is not just a backdrop, it's an essential element of life here, within the Forest of Bowland the protected National Landscape is all around, peace and quiet, privacy and total seclusion is on offer.

It is easy to fall in love with this enchanting and sheltered setting, situated on a quiet single track lane that leads to the village church and Old School (a local meeting room), it's essentially a no-through road (although not technically one, but after the church the lane becomes hard to navigate for anyone but the intrepid in a four wheel drive).

Whilst you may be ensconced in leafy seclusion, Knott Hill Farm is well connected with the outside world. B4RN broadband provides a gigabit fibre service so whether working from home, streaming the latest films, music or games, shopping online, arrange your weekly grocery delivery it is all achievable.

There is a station in the nearest large village of Bentham with regular services to Leeds and connections via Lancaster station on the main west coast line to Manchester, Manchester Airport, London (Euston), Glasgow and Edinburgh. The M6 is accessible at Kendal or Lancaster depending on the direction of your travel and the A65 provides routes into Yorkshire and the east of the country.

If you want to venture into the great outdoors straight from the door without getting in the car, there could be no better place. Whether you choose to walk, run, cycle, drive or ride there is a vast network of footpaths, bridlepaths, green lanes and single track lanes all waiting to be explored.

If you are moving with children, then there are good schools locally both at primary and secondary level. Being close to the borders of both Cumbria and Yorkshire and within Lancashire, it's an area blessed with great artisan food producers and home to a wide selection of places to sample their wares, everything from cafes, pubs, tea rooms and restaurants.





Setting the scene

Originally the farmhouse was centrally placed with a barn either side, traditional for a 'longhouse' layout built to accommodate family and cattle under one roof. By the 1970s the smaller barn had been incorporated into the farmhouse extending the living accommodation and creating the current layout.

With architectural character features throughout, the farmhouse has wooden ceiling beams and lintels over the windows, many of which are stone mullion with either deep cills or windows seats, thick outside walls are a notable feature as is the impressive tall mullion staircase window. We're told that under the carpets of the sitting room and first floor (in the older part of the house) are wide pine boards with 4" boards in the converted barn section.

During the renovation, areas of stonework have been exposed, these include quoin stones and a stone door surround from the dining hall to the sitting room. The majority of the windows are wood framed double glazed and also ready for cooler days, there are two Morso Squirrel wood burning stoves, one in the dining hall within a stone surround and hearth, the other in the sitting room with a small, recessed niche to one side.

It's inviting, full of character and surprisingly light for a house of this period, rooms are well-proportioned and the layout flows well, the verdant and leafy outlooks to the front and rear gardens with trees beyond add to the overall feeling of seclusion and privacy.

The grand tour

From the porch and through a glazed door into the centrally positioned dining hall, an atmospheric room for weekend lunches, dinner parties and special occasions where family and friends have room to gather. The sitting room is cosy and welcoming, a room for hunkering down to sit in front of the fire and watch a film on a rainy afternoon. The family room is lovely and light having a large window looking out to the garden (we're told that this is a great vantage point for watching the birds on the feeder) with a wide doorless opening through to the kitchen. The long kitchen has a terracotta tiled floor and ample room for everyday dining, warmed by the quintessential country classic, an Aga. Cabinets are cream panel with blue tiled worktops coordinating with the blue of the range. A door leads out to the back garden and parking areas. A stone tiled floor in the inner hall leads to the connecting door to the barn and continues through into the cloakroom which has a wash basin and WC.

An impressive feature is the stairwell, a tall, stone mullion window with exposed stone surround allowing natural light to flood in. The landing is split level and has an airing cupboard with storage space. There is a good bed to bath ratio with four double bedrooms, a bathroom and two shower rooms. An enclosed staircase leads to the second floor and opens directly into the first attic room. Characterful with exposed roof timbers and a Velux skylight, a door leads into the second attic room, a good room for storage, children or hobbies. This room also has exposed woodwork with a Velux and dissecting truss which limits use to a certain extent.



It's a comfortable house. The big thick walls keep us warm and cosy in winter, cool in summer."













Step outside

The grounds include gardens, two fields and across the lane, pockets of woodland through which a stream, Warm Beck runs. The garden and fields amount to c.3.5 acres with an c. 1.48 acres additional of woodland, in all, c. 4.98 acres.

Wherever you are there is the soundtrack of birdsong in the surrounding trees. There's a tremendous feeling of seclusion and privacy. Wildlife flourishes here, with frequent sightings of deer.

The front garden is accessed through a clematis clad arch, lawned with established trees and shrubs around the edges including greengage, camelia, flowering currants and cherry, a picture of white blossom in spring. A flagged seating area provides a lovely setting for relaxing or eating outdoors. Beyond the front garden is a field, bordered by Warm Beck.

Occupying its own little microclimate, this is a great place for growing your own, the back garden has a distant view of the fells with a greenhouse (with water supply), raised beds for vegetables and an assortment of established soft fruit including a pear tree, blackcurrant and raspberry bushes and a rhubarb patch.

Across the lane, the woods are a mix of mature deciduous and fir trees and contain a small hut for birdwatching. An adventure playground for children with opportunities for dens and tyre swings.

There's plenty of parking with both front and rear accesses being gated onto the lane to make the grounds enclosed. Beyond the shippens is a large area for parking occasional and larger vehicles.

Attached to the house is a large stone built traditional barn with an integral door connecting directly into the farmhouse. It offers excellent potential for a multitude of uses (subject to consent) with versatile double height clear space, an insulated floor concrete floor, power and light.

Attached to the rear of the barn is a workshop, a former shippen (the former cow stalls) now providing general storage (both have power and light) and a boiler/laundry room. A small detached outhouse has become a useful garden store.

Further outbuildings comprise:

A large, tall modern agricultural building provides garaging and storage. Built with a steel frame, it has concrete panel walls, a sheeted roof and concrete floor.

To the side of this is a detached block of stables, concrete block walls under a sheeted roof comprising three loose boxes and a covered turn-out area. Power and light are connected.



“ The fields are lovely for a family. Perfect for children to play, explore and camp out within ear shot. All the land is fully fenced so it's safe to let dogs off too.





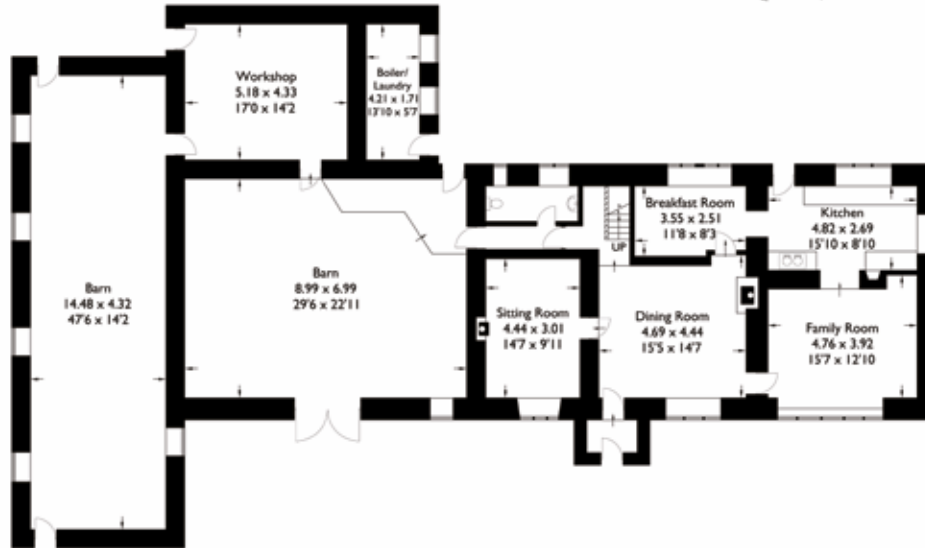
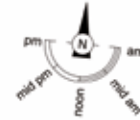


Knott Hill Farm

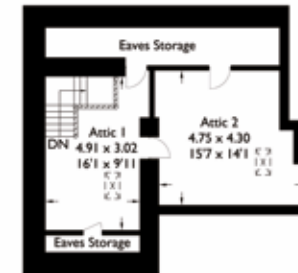
Approximate Gross Internal Area (Including Eaves Storage) : 413.87 sq m / 4454.86 sq ft

Outhouse : 9.69 sq m / 104.30 sq ft

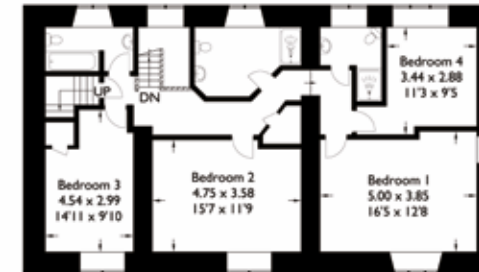
Total : 423.56 sq m / 4559.16 sq ft



Ground Floor



Second 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.



FURTHER INFORMATION

On the road

Wray	4.5 miles
Ingleton	6.3 miles
Kirkby Lonsdale	11.6 miles
Settle	14.3 miles
Lancaster	14.3 miles
Windermere	32.1 miles
Preston	35.3 miles
Manchester	65.2 miles

Transport links

M6 J34	12 miles
Bentham station	3.2 miles
Wennington railway station	4.3 miles
Lancaster railway station	14.9 miles
Manchester airport	68.9 miles
Liverpool airport	79.4 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.

Services

Mains electricity. Oil fired central heating from a Grant boiler in the external boiler room. Oil fired Aga and two wood burning stoves. Drainage to a private tank located within the boundary.

Outside water supplies to back of house, greenhouse and stables.

Private water from a spring rising in an adjacent field (owned by a third party), which feeds into a holding tank and serves Knott Hill Farm first with overflow serving the church and Old School. There are UV and descaling filters.

Rail Journeys



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

Additionally, there are branch line stations at High Bentham and Wennington on the Bentham line which runs between Leeds and Morecambe.

Internet Speed

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Full fibre gigabit broadband is currently connected from B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Directions

[what3words tutored.straw.envoy](https://www.what3words.com/what3words-tutored-straw-envoy)

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

Traveling from Lancaster follow signs for Wray, turning onto the B6480. Upon reaching Wray village, turn right onto Main Street and follow the road through and out of the village, passing the tea rooms on the left and out into the country. Reaching the T junction (small crossroads) turn right onto Fairheath Road then bear right onto Spen Brow. Upon reaching the Lowgill village sign, continue straight ahead onto High Road, signposted for the church and Slaidburn. Along here turn onto Knott Hill Road on the right signposted "Church/Old School ½". Knott Hill Farm is the second house on the right, if you get to the church, you've gone too far. Turn around and come back up the hill, Knott Hill Farm is then first on the left.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, Aga, AEG double electric hotplate and Beko integral dishwasher. The Beko washing machine is available by further negotiation.

Places to visit

Local historic properties to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall. In Lancaster you'll find Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial in Williamson Park

Between them, there are theatres, cinemas and arts centres in Settle, Lancaster and Kendal
White Scar Cave at Ingleton, the longest show cave in England

Sport and recreation

There is a wealth of outdoor pursuits available locally whether you choose to exercise solo or with a group – walking and running, cycling, climbing, pot holing as well as clubs for football, rugby, cricket, tennis and bowls.
Swimming at the outdoor pool in Ingleton during the warmer months and throughout the year at Settle Area Swimming Pool and the Lune Valley Swimming Pool in Hornby. There are leisure centres at Kendal and Lancaster.
There is great horse riding available locally with Greenhall Riding Centre, Tatham (livery and school) close by
Golf clubs – Bentham, Casterton, Kirkby Lonsdale, Giggleswick, Lancaster and two in Kendal
BMX Pump Track, Ingleton
TNT Fitness Centre, Cowan Bridge

Places to eat

Informal dining, cafes and pubs
The George & Dragon and Bridge House Farm Tearooms, both in Wray
The Highwayman, Burrow
The Fenwick Arms, Claughton
Rind (pizza restaurant adjacent to the Courtyard Dairy a nationally renowned artisan cheese shop), The Game Cock and The Traddock, all in Austwick
The Royal Hotel, Avanti and Sun Inn all in Kirkby Lonsdale

Special occasions
The Quarterhouse, Quite Simply French, Merchants 1688 and Now or Never by Journey Social all in Lancaster
The Inn at Whitewell, Forest of Bowland
There is a choice of fine dining restaurants in the Lake District including L'Enclume and Rogan and Co (both in Cartmel), Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere) and The Old Stamp House Restaurant and Lake Road Kitchen (both in Ambleside)

Great walks nearby

Within the protected National Landscape of the Forest of Bowland there are some super walks right from the door with a network of footpaths, bridleways and quiet lanes ensuring a wide variety of routes available to suit all.
Ingleton Waterfalls Trail is a well-known circular route of five miles beginning and ending in the village taking in magnificent waterfalls and scenery along the way.
Yorkshire's Three Peaks - Ingleborough, Whernside and Pen-y-ghent.
The Lune Valley Ramble - a relatively level route of 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.
On top of this there is much open countryside within reach for day trips including the National Parks of the Lake District (featuring the famous Wainwright list of 214 Lakeland fells) and the Yorkshire Dales.

Schools

Primary
Wray with Botton Endowed Primary School
Tatham Fells CoE Voluntary Controlled Primary School
Bentham Community Primary School
Ingleton Primary School
Sedbergh Preparatory School (Casterton) and Giggleswick Preparatory School (both independent)

Secondary
Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Queen Elizabeth School and QESudio, Kirkby Lonsdale
Sedbergh School and Giggleswick School (both independent)

Further and Higher Education
Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College
Kendal College

Guide price £850,000

Lancaster City Council – Council Tax band G

Tenure - Freehold

Please note

Two public footpaths cross the property, one through the woodland, the other along the front drive and through the field.



FINE & COUNTRY

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country
Tel: +44 (0)1524 380560 | sales@fineandcountry-lakes.co.uk
19, Castle Hill, Lancaster, Lancashire LA1 1YN

