



Bank End Farm  
Lowgill | Lancaster | Lancashire | LA2 8RE

## Welcome to Bank End Farm, Lythe Fell Road, Lowgill, Lancaster, Lancashire, LA2 8RE

Bank End Farm is a wonderful opportunity to ensconce yourself deep within the protected countryside of the Forest of Bowland and have up to four individual properties, outbuildings and land.

Work has started to bring this historic property up to date and now the prospect is open to finish this farmstead development and make it your own.

Central to the farmstead is a partially renovated farmhouse which bears a date stone of 1716. Finished to first fix level, it is ready for kitchen and bathroom fittings, joinery and decoration. There is provision for two reception rooms, a large kitchen, four double bedrooms, a bathroom and ensuite.

Attached is a converted barn for holiday lets, work is complete and offers a large living kitchen, three double bedrooms, all being ensuite.

Thirdly, is a further attached barn, whilst the conversion has started, it requires completion. Planning permission exists and could provide two further holiday units; a single bedroomed unit in the basement with disabled access and a two bedroomed maisonette above.

Not just a home, there's potential to derive a second income through holiday letting. It may be possible to accommodate a dependent relative or have a permanent base for guests to stay. You may even decide to combine properties and create a more substantial main residence (all subject to the necessary consents).

Adding versatile amenity value is a large agricultural building which provides ample space for parking, workshops, stabling and storage.

This is all set within c.5.29 acres of grounds which includes a garden and field. It's ideal for those looking to keep stock or chickens, grow their own veg or just let dogs and children run loose.

Living here is an opportunity to embrace country living, to be closer to nature and live at one with seasons, to escape the hubbub of life and embrace the good life.

“ We value the peace and tranquillity here. It's one of the very few places where there is zero motorway noise. The most traffic we see is when the Tour de Yorkshire or the yearly overnight rally stage passes by. So, whether we're enjoying the view from our favourite window as the weather marches across the fells or the quiet of a sunrise on the terrace with a cuppa, or even sharing a sunset with friends around a roaring fire we're conscious that we will disturb no-one and no-one will disturb us.

Bank End has been a wonderful place to live and bring up a family. Our children have had the freedom and space to roam and play in safety. They have been able to toboggan down the field when it snowed, build swings in the trees, make forts in the barns or just wander about the fields, all just a shout away from the main house.







### An unrivalled location

It is easy to fall in love with this extraordinary setting; on offer is peace and quiet, privacy and total seclusion and furthermore, tremendous views.

Whilst you may be relaxing into splendid rural isolation, Bank End Farm remains well connected with the outside world. B4RN broadband provides a gigabit fibre service so whether it's streaming the latest films, music or games, ordering an online grocery delivery or achieving an effective work life balance, it is all possible from here. 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.

For those looking to explore the great outdoors, there could be no better place. It's all on the doorstep; whether you choose to walk, run, cycle, drive or ride.

There are good schools locally at both primary and secondary level as well as a host of artisan food producers and great cafes, pubs and restaurants for eating out.

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“ It's a unique location, standing alone at the end of its own drive, Bank End Farm is one of the last intact smallholdings in one of the most beautiful parts of the world and the views down the valley from first turning into the lane to the views across the fells from everywhere on the property are breathtaking. During the night the zero light pollution is ideal for star-gazers and we have spent many evenings sitting around a fire on the southern terrace enjoying the moonlight looking for shooting stars and, more recently, satellites.

There's a very strong sense of community here, possibly more so than in a village. We have wonderful neighbours; they have never been intrusive but have always been ready to help if needed. There are community events every year such as Bentham Agricultural Show and the Lowgill Sports Day which features a duck race and sheep trials among other events.



## Offering potential for four properties Barn conversion for holiday letting

With a south and westerly orientation, the converted barn enjoys dramatic sweeping views. Finished with a modern country aesthetic, the accommodation is laid out over three floors. There's much use of pine internal joinery and deep stone window cills alongside modern comforts such as PVC double glazing and oil-fired central heating (underfloor on the ground floor). The kitchen cabinets are oak fronted and the bath and shower rooms are all contemporary in their appointments.

On the ground floor, the front door leads into an airy, double height staircase hall with a gallery landing above. Off the hall is a downstairs loo and area to hang coats. The rest of the ground floor is one big, sociable room. Here a picture window draws you forward as the view is truly breathtaking, the room is exceptionally spacious and with ample space to cook, dine and recline in comfort.

Off the roomy first floor landing is an airing cupboard and two double bedrooms, both having ensuite bathrooms with rainfall showers over the baths. The stairs continue to the second floor with a third double bedroom set in the roof space with an ensuite shower room.

## Farmhouse

Following the layout of a traditional Yorkshire Long House, with a barn either side the 1700s farmhouse is central to the layout. Renovation is well under way with first fix plumbing and electrics in place, plastering complete and PVC windows installed.

The project is now ready for you to choose your own fixtures and fittings, personalise and equip your own dream country home.

Befitting of the period of the house, there are some attractive character features which have been retained and incorporated within the restoration, these include the carved date stone, oak ceiling beams, wooden lintels over windows, oak lined recesses and stone mullion windows. The ground floor comprises three large rooms, a vintage Aga cooking range has been kept, it sits within a stone surround and is ready for overhaul. The other two rooms both have flue liners ready for your choice of stove and doors out to the large south facing terrace. The views from all three rooms are extensive. Off the first-floor landing there is provision for four double bedrooms; two of which have ceilings rising high to the roof's apex with exposed original roof trusses. There is potential for a house bathroom and ensuite shower room.

## Barn with planning approval for conversion to two holiday letting properties

With a southeast perspective, the third property is a second attached barn, the conversion has commenced, the works comprising a new roof, pointing and drains laid.

Planning permission exists for change of use of this redundant agricultural building to form additional holiday accommodation. (Ref: 03/01107/CU dated 19/11/03) and could provide two further properties; a single bedroomed unit in on the ground floor and a two bedroomed unit in the two upper floors.

This is an opportunity to live a greener life. Bank End Farm is off grid, with no mains provision of services. Opportunities exist to expand the provision and embrace self-sufficiency and eco credentials further.



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“ Most of all Bank End has always felt like home and a safe place to come back to. Bought on a handshake, it was almost as if Bank End chose us and we have always had the sense that living there has been a privilege.







## Gardens

A substantial split-level sandstone flagged terrace lies to the front of the property, beyond this is a lawn. The terrace and garden face almost due south and command vast, wide open panoramic views of the sweeping fells to the south and over to the west. Truly extraordinary, the views are a constant evolving delight with farming activity and the changing weather and rolling seasons. To the rear of the properties is a large area for parking.

## Land

Adjoining the garden, the field offers opportunity for animal husbandry, growing your own fruit and vegetables, adventure and play.

A large multi-purpose agricultural building, with power and light, provides ample space for parking, machinery, general storage, workshops and sheltering animals.

Both the land and large building are essential elements to enhance and add value to any country lifestyle. In total, the property extends to c. 5.29 acres.

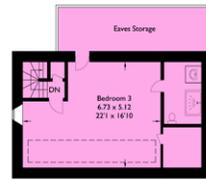
“ All the fields and fells around Bank End are working farmland and we enjoy feeling close to it. During summer calves spend time at the lower gate and at various times of the year the fells ring with the sound of all the local farmers working together to bring the sheep down from wherever they are hefted on the fells.

We live with a rich diversity of wildlife; kestrels, buzzards, woodpeckers, little owls, barn owls, wagtails, blackbirds, great tits and many more all live on or around and local twitchers are often to be seen. A few years ago, sightings of a hooded crow caused great excitement.

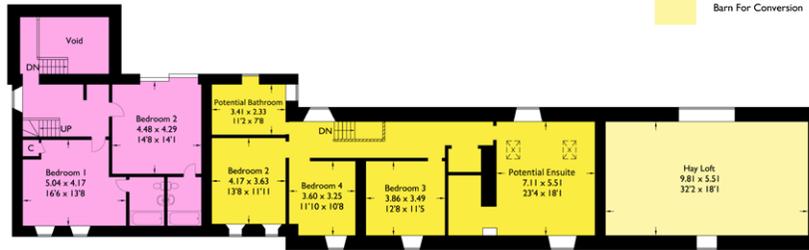


# Bank End Farm

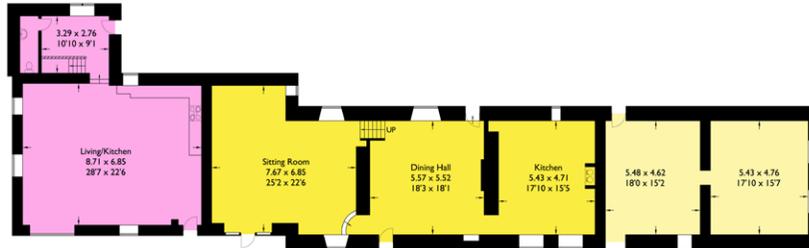
Approximate Gross Internal Area : 518.42 sq m / 5580.22 sq ft  
 Total : 518.42 sq m / 5580.22 sq ft



Second Floor



First Floor



Ground 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.

----- Restricted Head Height

- Farmhouse
- Converted Barn
- Barn For Conversion

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# FURTHER INFORMATION

## *On the road*

|                 |            |
|-----------------|------------|
| High Bentham    | 4.6 miles  |
| Ingleton        | 7.9 miles  |
| Kirkby Lonsdale | 13.9 miles |
| Settle          | 15.9 miles |
| Lancaster       | 16.6 miles |
| Windermere      | 34.9 miles |
| Manchester      | 50.2 miles |

### Transport links

|                           |            |
|---------------------------|------------|
| M6 J36                    | 14.5 miles |
| M6 J34                    | 19.6 miles |
| Bentham railway station   | 4.5 miles  |
| Lancaster railway station | 17.1 miles |
| Manchester airport        | 67.1 miles |
| Liverpool airport         | 82.5 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.

## *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](http://checker.ofcom.org.uk)

The property is connected to B4RN (Broadband for the Rural North) [www.B4RN.org.uk](http://www.B4RN.org.uk). All B4RN customers receive gigabit (1,000Mbps) speed.

## *Please note*

A public footpath crosses the land to the rear of the barn conversion.

## *Rail Journeys*

Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

Additionally, there is a branch line station at High Bentham on the Bentham line which runs between Leeds and Morecambe.



## *Planning*

Planning permission was granted by Lancaster City Council reference 03/01107/CU dated 19/11/03 for the "Change of use of redundant agricultural buildings to form additional living accommodation to existing dwelling and to provide holiday accommodation."

## *Directions*

what3words [mint.tens.awakening](https://www.what3words.com/)

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

From High Bentham, take Station Road in the centre of the village by The Black Bull. Drive down, passing the railway station on the right and then up and out of the village. As the road climbs, the houses become more infrequent, until you emerge out on the moor. This is the road to Slaidburn. The trick is to count the cattlegrids and keep going until you have crossed five. Immediately before the fifth cattlegrid is a turning to Lowgill, keep on the main lane and after crossing the fifth cattlegrid after about 50m there is the entrance to Bank End Farm on the right. It is set back from the lane and over a sixth cattlegrid. The private drive leads only to the farm. Drive slowly, you'll want to take in the magnificent view. You've arrived!

## *Services*

The property is off mains and has its own 'micro grid'. Electricity is provided by a wind turbine and 16 solar panels via an inverter this is stored in batteries to provide a 240 V supply to the four properties. There is also a backup diesel generator.

Private water from a spring which rises in an enclosed area on the fell to the north of the property and is fed to two large holding tanks with filters with further filtration and treatment as it enters the property.

Drainage is to a private septic tank located to the south east of the property. This serves the barn conversion, the farmhouse and has connection to the third barn.

Barn conversion: Oil fired central heating from an external Firebird Enviro Max boiler. Underfloor heating to ground floor, radiators on upper floors. LPG gas to hob. External lights, water tap and CCTV.

## Local leisure activities

White Scar Cave, Ingleton – the longest show cave in England  
Between them, there are theatres, cinemas and arts centres in Settle, Lancaster and Kendal  
Historic houses open to the public – Leighton Hall, Levens Hall, Sizergh Castle (National Trust) and Holker Hall

### Sports and recreation

There is a wealth of outdoor pursuits available locally whether you go it alone or join a club – 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, the Lune Valley Swimming Pool in Hornby, and leisure centres at Kendal and Lancaster.

There is great horse riding available locally on the fells with Greenhall Riding Centre, Tatham (livery and school) close by.

Golf clubs – Bentham, Casterton, Kirkby Lonsdale, Giggleswick, Lancaster and two in Kendal.

## 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, a network of footpaths, bridleways and quiet lanes ensure a wide variety of routes available to suit all. The vendors tell us “There are great walks everywhere around the property. From the top field to the north of the property the Three Peaks are visible and, on a clear day, the Langdales are also to be seen with the Old Man of Coniston standing proud.”

Also worth exploring is the Ingleton Waterfalls Trail, a well-known circular route of five miles beginning and ending in the village. Also, 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 and the Yorkshire Dales.

## Schools

### Primary

Tatham Fells CoE Voluntary Controlled Primary School  
Wray with Botton Endowed Primary School  
Bentham Community Primary School  
St Mary's CoE Primary School, Kirkby Lonsdale  
Ingleton Primary School  
Sedbergh Preparatory School (at Casterton) and Giggleswick Preparatory School (both independent)

### Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale  
Settle College  
Sedbergh School and Giggleswick School (both independent)

### Further Education

Lancaster University  
University of Cumbria (Lancaster campus)  
Lancaster and Morecambe College  
Kendal College

## *Included in the sale*

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Baumatic range with LPG 5 ring hob, fan over, free standing Samsung fridge freezer, Beko dishwasher and a Beko washing machine. Items of furniture are available by way of further negotiation.

£900,000

Lancaster City Council – Council Tax band C

Tenure - Freehold

follow Fine & Country on



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

