ELLERSIDE FARMHOUSE & BARNS

CARK-IN-CARTMEL, CUMBRIA

davis & bowring

savills

‘Characterful house and traditional barns with ***exciting development potential***’

ELLERSIDE FARMHOUSE & BARNS

CARK-IN-CARTMEL, GRANGE-OVER-SANDS, CUMBRIA, LA11 7PR

DISTANCES

Cartmel 2 miles | Grange-over-Sands 5 miles | M6 Junction 36 – 17 miles
(All mileages are approximate)

PROPERTY SUMMARY

Traditional stone built five-bedroom farmhouse

An extensive range of traditional stone barns and outhouses with development potential (subject to consents)

Set in about 1 acre (0.41 hectares) of grounds

Accessible to the sought-after village of Cartmel, the Lake District National Park and road and rail links.

For sale by private treaty as a whole

Offers in excess of £725,000

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SITUATION

Ellerside Farmhouse and Barns are situated in the charming hamlet of Holker, on the Cartmel Peninsula, located just two miles from the scenic and sought-after village of Cartmel, one of South Lakeland's oldest villages and dating back to the 12th Century.

Grange-over-Sands (just 5 miles distant) an Edwardian seaside town offers a good range of amenities and a delightful promenade. It is a small yet lively community with a surprisingly large range of local societies and interest groups. There is a wide choice of recreational facilities including tennis courts, restaurants and seasonal events. The climate is mild due to its proximity to the sea and the Gulf Stream.

The larger towns of Ulverston (9 miles) and Kendal (16 miles) offer a more comprehensive range of facilities.

Just outside the southern boundary of the Lake District National Park and close to the Yorkshire Dales and the Arnside and Silverdale National Landscape, there are enormous opportunities for those who love being outdoors - it's the perfect natural playground and your chance to live the weekenders' lifestyle all year round!

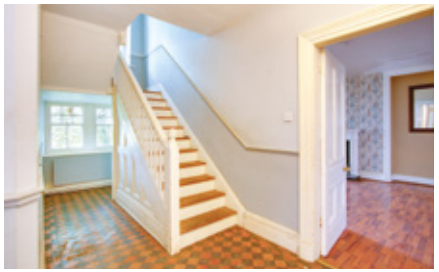
In education terms, there are both primary and secondary schools in Cartmel. Secondary schools are also, in Ulverston and Kendal. Independent schools are at Windermere and Sedbergh (with the Preparatory School at Casterton).

EXCELLENT CONNECTIVITY:

Road and rail links - for those looking to commute, the M6 (J36) is 17 miles distant making several large towns and cities commutable on a daily or weekly basis. Oxenholme Station (18 miles) is on the West Coast line with direct services to London Euston, Manchester (and airport), Birmingham, Glasgow and Edinburgh; there is also a railway station at Cark-in-Cartmel on the Furness Line, which runs between Barrow-in-Furness and Lancaster with connections to the West Coast line and Manchester Airport. For further afield, airports are at Leeds Bradford (74 miles), Manchester (90 miles) and Liverpool (97 miles).

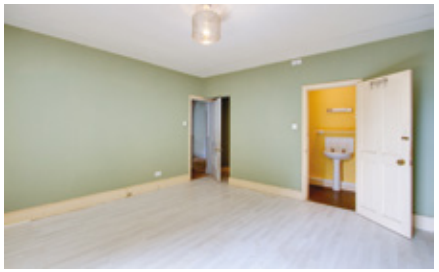
DESCRIPTION

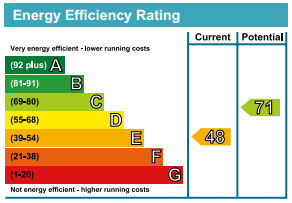
Ellerside Farmhouse and Barns comprise an attractive and substantial stone built five-bedroom former farmhouse together with a range of traditional stone barns, all set within approximately one acre of grounds and courtyard areas. A sweeping in-and-out driveway creates an impressive approach to the property. The traditional barns offer excellent potential for redevelopment or alternative uses, subject to the necessary consents, presenting an exciting opportunity for lifestyle purchasers, investors, or those seeking a unique development project.



ELLERSIDE FARMHOUSE

Ellerside Farmhouse is a charming and characterful five-bedroom period home enjoying far-reaching views across the surrounding countryside towards the Lakeland Fells and Hoad Monument. Retaining a wealth of original features, including sash windows, deep skirting boards, traditional fireplaces and an attractive red and black tiled entrance hall, the property offers spacious and versatile accommodation arranged over two floors. The farmhouse requires modernisation, but benefits from two welcoming reception rooms, both centred around wood-burning stoves, together with a well-proportioned kitchen overlooking the traditional barns, a useful office, pantry and cellar. The five double bedrooms provide comfortable family accommodation, including a principal bedroom with idyllic views and en-suite facilities.





Ellerside Farmhouse, Cark in Cartmel, LA11 7PR

Approximate Gross Internal Area = 235.5 sq m / 2535 sq ft
Cellar = 27.8 sq m / 299 sq ft
Outbuildings = 783.7 sq m / 8436 sq ft
Total = 1047.0 sq m / 11270 sq ft

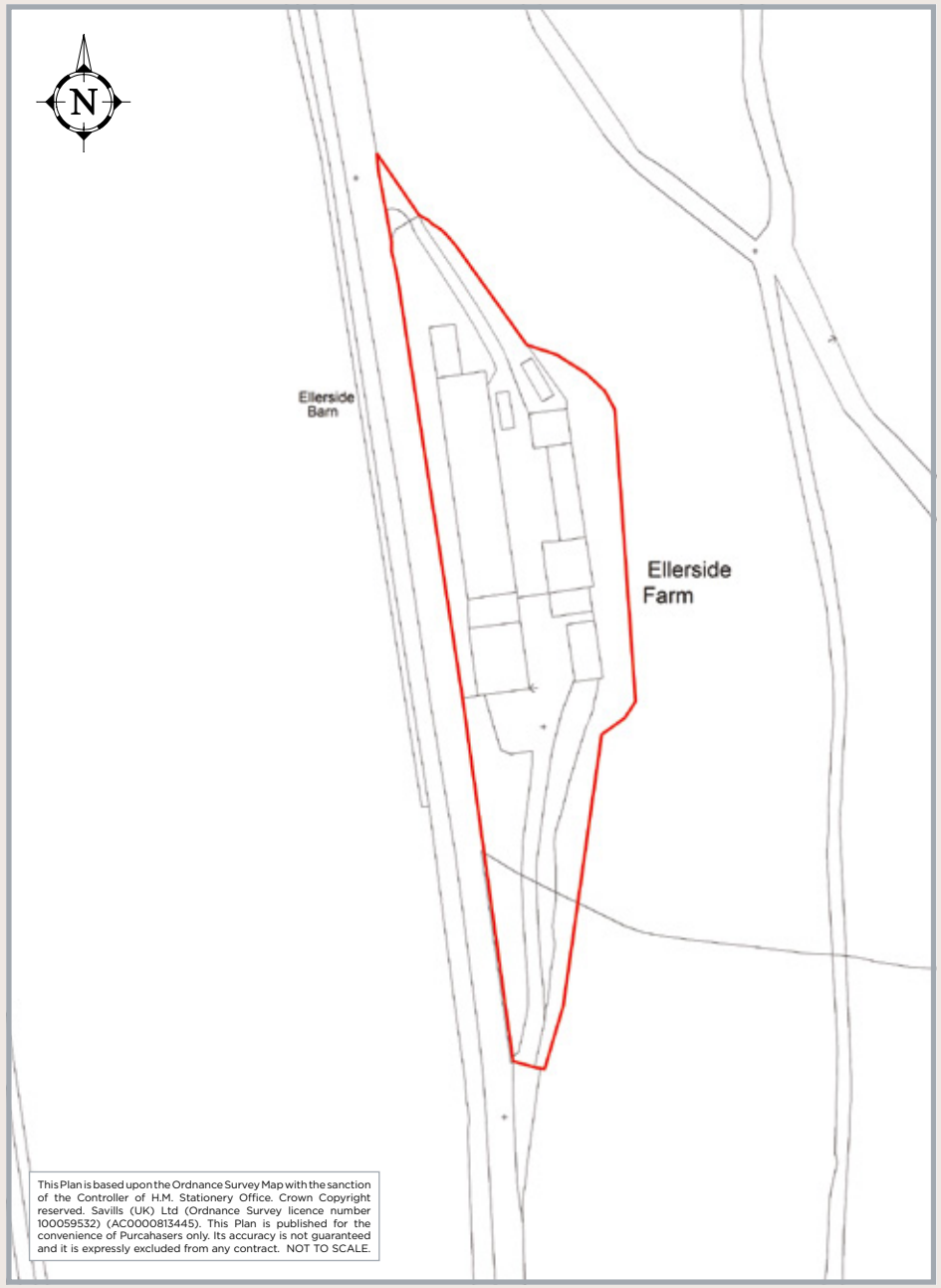
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311534)

GROUNDS

The property is set within approximately one acre of grounds, enjoying a private and attractive rural setting. A sweeping in-and-out driveway creates an impressive approach, leading to a generous parking and turning area capable of accommodating numerous vehicles. The farmhouse and traditional barns are arranged around a courtyard with historic garden providing the bones for further enhancement. To the rear of the barns lies an extensive elevated area of recently cleared ground, offering a blank canvas for purchasers to create landscaped gardens and woodland space. This area presents excellent potential to be enclosed and transformed into a beautifully designed extension of the property's grounds, taking full advantage of the stunning countryside setting and far-reaching views over Lake District fells.

ELLERSIDE BARNS

Complementing the farmhouse is an impressive range of traditional stone-built barns arranged around attractive courtyard areas. Constructed predominantly of local stone beneath slate roofs, the buildings extend to include traditional barns, byres, workshops, stores and former livestock accommodation, providing an extensive footprint with considerable flexibility. Many of the buildings retain original agricultural features, including cobbled passages, stone water troughs, arrow vents, lofted storage areas and traditional timber doors, while several benefit from electricity, workshop facilities and ancillary office accommodation. The collection offers excellent opportunities for a variety of uses or potential redevelopment, subject to the necessary consents. The buildings enjoy an attractive setting within the farmstead and represent a rare opportunity to acquire a substantial range of traditional barns with significant future potential (subject to obtaining the relevant consents).



GENERAL REMARKS

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

SERVICES

- Mains electricity
- Oil fired central heating
- Private drainage to a septic tank
- Private water supply. The purchaser will benefit from the existing private estate water supply connection for a period of 12 months following completion, after which they will be required to install an independent water supply connection.

LOCAL AUTHORITY

Westmorland and Furness Council
T: 0300 373 3300 | W: www.westmorlandandfurness.gov.uk

DESIGNATIONS

The property lies within South Cumbria Low Fells National Character Area.

SALE CONDITIONS

The number of residential units developed at the property (existing, conversion or new build) is to be limited to the one existing dwelling (the farmhouse) plus a maximum of four additional units. Plans, specifications, materials and finishes to be approved in writing by the vendor and must be sympathetic to the surrounding area.

The purchaser will be required to fence the new boundary (pegged out by the vendor) to an agreed specification within 3 months of the sale completion.

SPORTING & MINERAL RIGHTS

The vendors except all sporting and mineral rights from the sale insofar as they are owned.

TENURE

The freehold of the property is offered for sale with the benefit of vacant possession.

COUNCIL TAX

Ellerside Farmhouse is Band F.

EPC

Ellerside Farmhouse has an EPC of Band E.

METHOD OF SALE

Ellerside Farmhouse and Barns is offered for sale by private treaty as a whole. All prospective purchasers are encouraged to register their interest with the Selling Agents as soon as possible.

AGENTS

Davis & Bowring
Lane House, Kendal Road, Kirkby Lonsdale, LA6 2HH

T: 015242 74445 | E: Marnie.Murdie@davis-bowring.co.uk
E: Sam.Johnson@davis-bowring.co.uk

Savills
River House, 17 Museum Street, York, YO1 7DJ

T: 01904 617 800 | E: wdouglas@savills.com
E: lydia.straughan@savills.com

VIEWING

Strictly by appointment through Davis & Bowring.

HEALTH & SAFETY

Given the potential hazards of the property, we would ask you to be as vigilant as possible when inspecting for your own personal safety, in particular around the barns and grounds.

MONEY LAUNDERING

Prospective purchasers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition, prospective purchasers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

CONTACT

Viewings are strictly by prior appointment with the Vendor's Agents:

Savills York
River House
17 Museum Street
York YO1 7DJ

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wdouglas@savills.com

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