



New House Farm, Selside  
£675,000



## New House Farm

Selside, Kendal

A charming detached farmhouse with stunning countryside views, located on the Dales Way on the outskirts of Selside. This rural property sits close to the northern fringe of Kendal, providing easy access to the town's amenities, the Lake District and Yorkshire Dales National Parks, and excellent road links to the M6. The surrounding area offers beautiful countryside walks in all directions, perfect for enjoying the outdoors.

The ground floor comprises a reception room, a dining room, and a kitchen with access to a rear porch, which has space for a dryer and leads directly to the rear garden. Also on this floor is a spacious room currently used as an office, ideal for those requiring a dedicated workspace. The main bedroom is conveniently located on the ground floor and benefits from a modern en-suite bathroom.

On the first floor, the property features a notable lounge with a multi-fuel stove and panoramic views, creating a warm and inviting space. This level also includes three double bedrooms and one single bedroom, along with a three-piece suite bathroom and a separate shower room. A light-filled sunroom provides access to the rear garden and offers serene views of the hills to the east of the Lake District.

Externally, the home is set within beautifully maintained grounds, including well-kept lawns, planting beds, and a paved patio area ideal for relaxation or barbeques. An adjacent vegetable patch offers space for cultivating fruits and vegetables, while a separate well provides a fresh water source for the property. To the front, there is generous parking. The presence of a detached garage complete with power adds convenience to this idyllic setting.

- Spacious and impressive detached farmhouse
- Impressive lounge with a multi fuel stove and far reaching views on the first floor
- Kitchen on the ground floor with access to the utility room and garden to the rear
- Four double bedrooms plus one single bedroom, the main one being on the ground floor with the benefit of an en-suite bathroom.
- Three piece suite bathroom and separate shower room on the first floor
- A light and airy sunroom with views out to the rear garden
- Ground floor office, perfect for a dedicated workspace and also benefits from B4RN Fibre Optic Broadband
- Substantial gardens surround the property including a vegetable and fruit growing plot
- Detached garage at the front with generous parking for multiple vehicles
- Located on the Dales Way with stunning countryside walks all around

Leave Kendal to the north using the A6. About a mile after passing the Kendal Rugby Club grounds, take the right turn signposted to MEALBANK. Continue along the road for about 2½ miles, passing by Mealbank to the right. The road eventually starts to become steep and, as it flattens out, just before a small bridge, there is a turn to the left marked Selside/ Watchgate 2. Turn left along this road which for a few hundred yards runs parallel with the River Mint to the right. The road turns sharp left and, after about a further ¼ mile, there is a single lane macadam track to the left. Veer off onto this track and New House Farm will be found after about half a mile. There is a metal gate on this track which will need opening and closing.

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## GROUND FLOOR

### PORCH

5' 5" x 5' 0" (1.66m x 1.53m)

### ENTRANCE HALL

18' 9" x 10' 8" (5.72m x 3.25m)

### DINING ROOM

17' 9" x 9' 9" (5.42m x 2.98m)

### KITCHEN

17' 8" x 7' 4" (5.38m x 2.23m)

### UTILITY ROOM

8' 2" x 4' 6" (2.49m x 1.36m)

### CLOAKROOM

5' 6" x 3' 11" (1.68m x 1.20m)

### STUDY

18' 4" x 11' 1" (5.59m x 3.38m)

### BEDROOM

19' 7" x 17' 11" (5.98m x 5.46m)

### EN-SUITE

9' 10" x 8' 5" (2.99m x 2.56m)

## FIRST FLOOR

### LANDING

25' 0" x 2' 11" (7.61m x 0.89m)

### LOUNGE

30' 6" x 17' 7" (9.30m x 5.37m)

### SUN ROOM

15' 7" x 7' 8" (4.74m x 2.34m)

### BEDROOM

11' 1" x 9' 8" (3.37m x 2.95m)

### BEDROOM

11' 10" x 11' 2" (3.60m x 3.40m)



## BEDROOM

11' 4" x 10' 2" (3.45m x 3.09m)

## BEDROOM

10' 0" x 8' 0" (3.04m x 2.44m)

## BATHROOM

12' 0" x 5' 10" (3.66m x 1.77m)

## SHOWER ROOM

5' 3" x 2' 5" (1.59m x 0.73m)

## SERVICES

Mains electric, oil central heating, private water supply, septic tank

## EPC RATING F

## COUNCIL TAX:BAND G

## TENURE:FREEHOLD

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

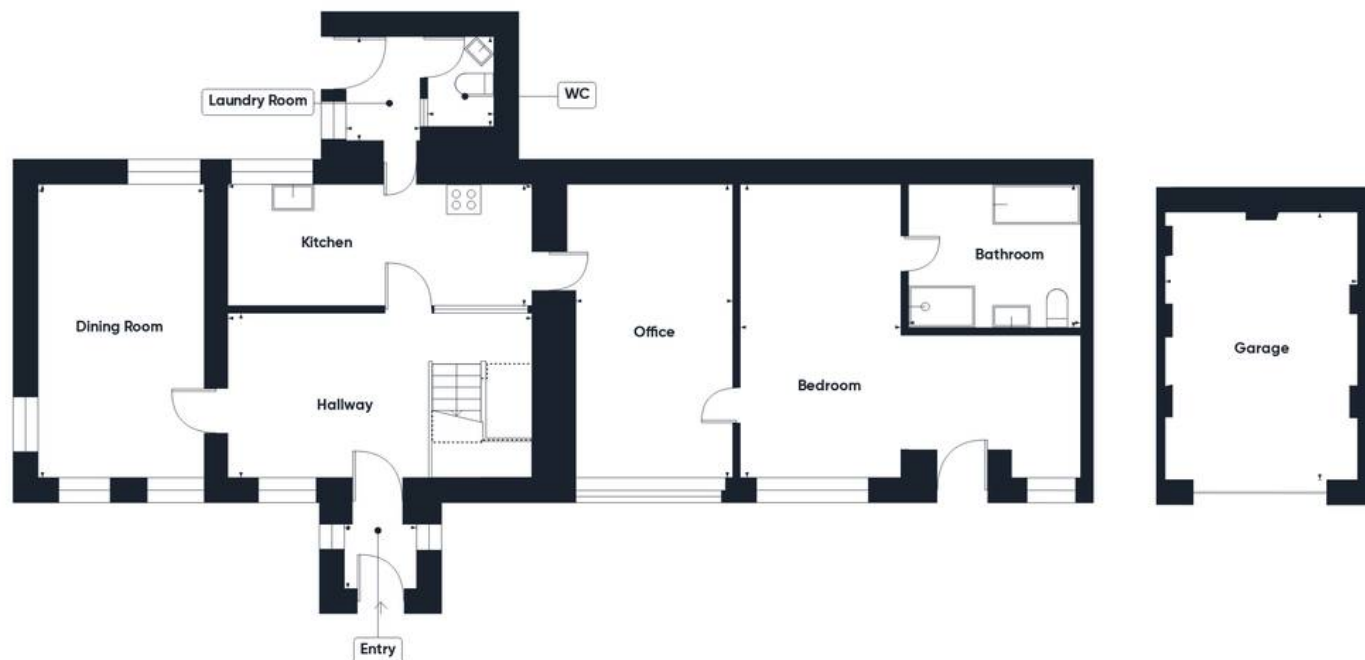
## DIRECTIONS

Follow the road out of Kendal using the A6, take the next right after Lakeland Vans onto Dry Lane followed by a right onto Back Lane. Carry on down Back Lane and take the 2nd right, continue to follow the road down country lanes. you will find a right turning onto a single track which is marked with a green bin saying New House Farm. Follow the track until you find New House Farm at the very end.

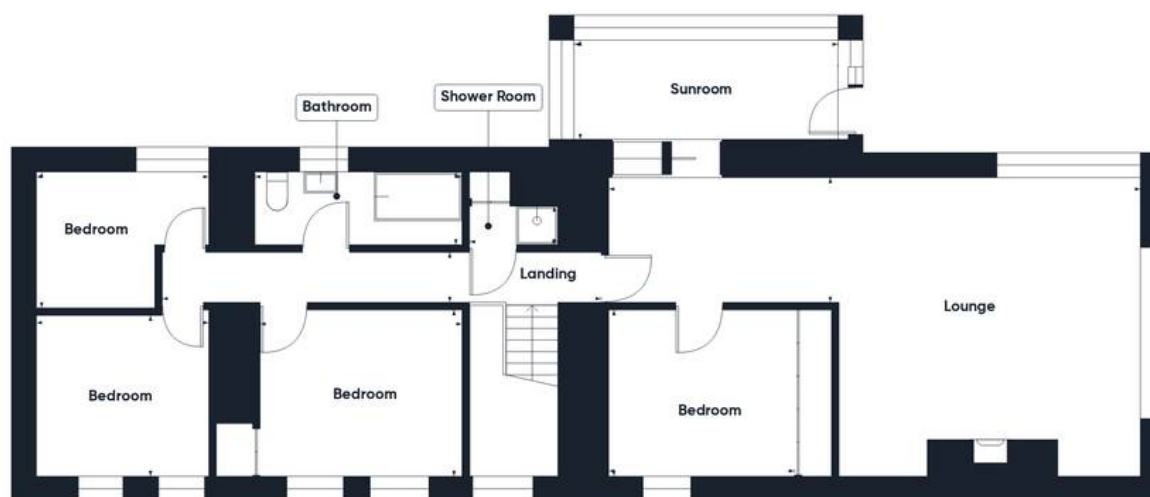
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Ground Floor



Floor 1

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

2255 ft<sup>2</sup>

209.5 m<sup>2</sup>

**Reduced headroom**

22 ft<sup>2</sup>

2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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