

High House Farm, Greenbank

Offers in Region of **£475,000**

GRISDALES

LAND & NEW HOMES

High House Farm

Greenbank, Whitehaven

REDUCED BY £70,000 — NOW £475,000 High House Farm offers a four-bedroom Cumbrian farmhouse with exceptional fell views, workshops, garaging, generous parking and gardens! Offered with no onward chain.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Onward Chain – Rare Opportunity with Huge Future Potential
- Exciting Home, Business or Development Opportunity
- Outline Planning Permission Granted for Additional Dwellings
- Private Gated Approach, Gardens & Generous Outside Space
- Traditional Four-Bedroom Cumbrian Farmhouse - Freehold
- Character Features Including Exposed Beams, Stone Floors & Original Bread Oven
- Exceptional Far-Reaching Fell & Countryside Views
- Potential for Multi-Generational Living
- Substantial Garage, Barn & Workshop Facilities
- Extensive Private Parking for Approximately 20 Vehicles







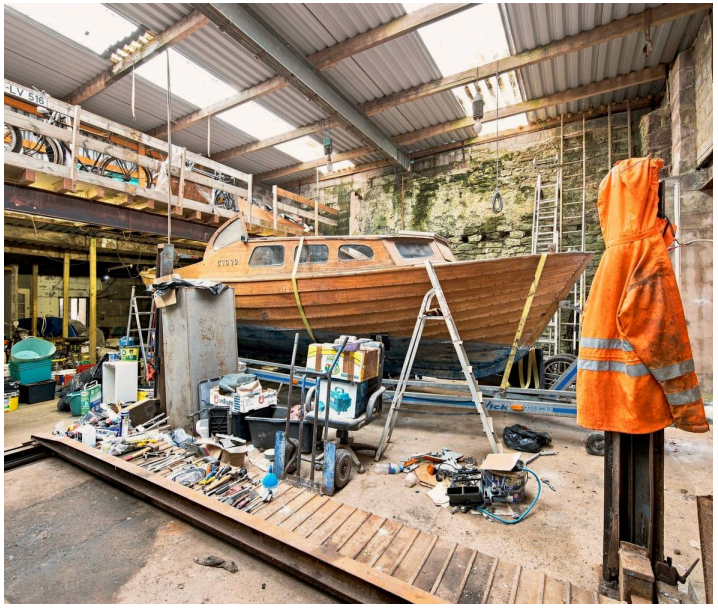












Overview

High House Farm is a traditional English Cumbrian farmhouse full of character, charm and opportunity, occupying an attractive and unusually versatile position with far-reaching views across the surrounding fells. Approached via a private gated driveway with cattle grids, the property enjoys a wonderful sense of privacy and space. To the front is extensive parking for approximately 20 vehicles, together with gardens and open areas that make the most of the spectacular rural outlook. The farmhouse is a white pebble-dashed property retaining many traditional features that reflect its age and heritage. This property offers a buyer the opportunity to take on a property with genuine character and history and gradually put their own stamp on it.

A Property With Huge Potential

High House Farm offers several possible futures. It can be approached simply as a substantial family home with generous accommodation, wonderful views, extensive parking, gardens and superb outbuildings. The property also benefits from recently granted full planning permission for four additional dwellings on the land. The current owner has taken the planning application through the process and full planning permission has now been granted - Aug 26 Planning Reference: 4/26/2078/0F1 The planning could be pursued as a development opportunity, potentially creating additional homes alongside the existing farmhouse, or it could provide an interesting proposition for multi-generational living, subject to detailed planning requirements and any necessary consents. Alternatively, a purchaser could simply acquire High House Farm as a family home and choose not to use the existing planning permission.

Living Spaces
High House Farm offers a collection of characterful living spaces, including a country-style kitchen with exposed beams, stone flooring and butler sink. The dining room features traditional quarry tiles and an original bread oven, opening through French doors into the generous conservatory. The lounge continues the farmhouse feel with exposed beams and a wood-burning stove, while impressive fell views provide a backdrop to several of the rooms.

Utility Spaces
The farmhouse has been designed around practical country living. A useful boot room with traditional stone-flagged flooring provides access to the utility room, downstairs WC and kitchen. The separate utility offers a sink, space for white goods and additional storage, while the ground-floor WC completes the practical accommodation.

Bedrooms & Bathrooms
The first floor provides four bedrooms, comprising three doubles and one single, giving plenty of flexibility for family life, guests or a home office. Traditional barn-style doors and character details continue upstairs. The master bedroom has its own ensite amd the remaning three bedrooms are served by a family bathroom featuring extensive panelling and a traditional country feel, with loft access available from the landing.





















Gardens & Outside Space

Outside, the property continues to impress with generous gardens, extensive parking and far-reaching fell views. An enclosed garden with attractive brick wall incorporates lawn and patio areas, while beyond is a more open garden and driveway. The private gated approach and parking for approximately 20 vehicles add to the sense of space. The workshop incorporates vehicle lifts, extensive storage and considerable working space. It could appeal to those with automotive, agricultural or engineering interests, hobbies, storage requirements or potential home-working/business use, subject to any necessary consents. The workshop is accessed from the conservatory and leads through to the larger barn/workshop area.

Workshop & Business Opportunity

One of the features that sets High House Farm apart is its substantial garage, workshop and barn accommodation. The extensive workshop space includes vehicle lifts, generous working areas and considerable storage, offering an exciting opportunity for those with automotive, agricultural or engineering interests, collectors or hobbyists. There may also be potential for home-working or business use, subject to any necessary consents. Combined with private surroundings and parking for approximately 20 vehicles, High House Farm offers the rare opportunity to bring home, workspace and future potential together in one location. Workshop contents may also be available by separate agreement.

Planning & Development Opportunity

High House Farm benefits from approved planning permission for four residential dwellings with associated infrastructure, adding significant future potential to the property. Planning Ref: 4/26/2078/0F1 The consent creates an exciting opportunity for developers, builders or purchasers considering a wider development project. It may also offer potential for multi-generational living, with additional homes alongside the existing farmhouse. Full planning details, approved plans and associated documentation are available via the local authority planning portal.







No Onward Chain
High House Farm is offered with no onward chain. The current owners are looking for a prompt sale due to their future plans, so early discussions and viewings are encouraged.

Important Information
All information, measurements, dimensions and floor areas are provided for guidance only and are approximate. Photographs, floor plans and CGI images are illustrative and may not represent the final specification or appearance. Specifications, layouts, finishes and dimensions may be subject to change during construction. Prospective purchasers should verify all details, measurements and specifications with the site representative prior to reservation and again during the snagging process. These particulars do not form part of any offer or contract.

CGI Disclaimer
All computer-generated images (CGIs) are provided for illustrative and marketing purposes only and are intended to give an indication of the potential development opportunity. Final designs, materials, finishes, landscaping, boundaries and other details may vary and remain subject to planning approval, building regulations and any necessary consents. Purchasers should refer to the approved planning documentation and satisfy themselves as to all relevant details before proceeding.



Ground Floor



First Floor

All measurements are approximate and for guidance only.
Prospective purchasers should verify dimensions where they are of particular importance.

Ground Floor

Dining Kitchen
6.0m x 2.8m
Slate tiled flooring, fully fitted kitchen and Belfast sink.

Lounge
5.4m x 3.35m
Victorian cast iron fireplace.

Conservatory
7.6m x 2.4m
Wooden floor, French doors.

WC
–

Utility
–

Boot Room
–

First Floor

Master Bedroom
5.2m x 3.35m
Wooden flooring, exposed roof beams.

En-Suite
1.8m x 1.9m
Wooden floor, WC, corner bath, washbasin, heated towel rail.

Bedroom Two
3.35m x 3.0m
Wooden floor, built-in cupboard, cast iron grate.

Bedroom Three
3.0m x 3.0m
Wooden floor, built-in cupboard, cast iron grate.

Bedroom Four
3.5m x 2.0m
Wooden floor.

Bathroom
2.45m x 2.2m
Free standing roll top bath, shower cubicle, high flush WC, washbasin in a vanity unit, wooden floor.



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