



Low Threaber, Ingleton  
£1,200,000





## Low Threaber

Ingleton, Carnforth

Occupying a delightful rural setting near Ingleton, Low Threaber is a Grade II Listed farmhouse dating in part from the 17th Century, enjoying an exceptional combination of character, land and extensive outbuildings. Set within attractive grounds with a stream running through the gardens, the property is complemented by paddocks, grazing land and a substantial range of traditional farm buildings, creating a rare opportunity for those seeking a versatile country home. Despite its peaceful setting, the property remains well placed for access to the amenities available in Ingleton, together with the wider range of shops, services and facilities available in Kirkby Lonsdale. Bentham railway station is also easily accessible. The accommodation blends period character with modern additions, including a two storey extension which has enhanced the living space. The sitting room retains the historic chimney breast that contributes to the property's Grade II Listed status, while the dining room, kitchen and garden room provide practical and versatile accommodation suited to modern family living.

To the first floor, the property offers four double bedrooms, including a principal bedroom benefitting from a dressing room and en suite shower room. A family bathroom serves the remaining accommodation, while the layout provides well proportioned and versatile space throughout.



Externally, the property enjoys attractive gardens extending around the farmhouse, with a stream running through the grounds and adding to the appeal of the setting. To the rear, a courtyard area provides access to an extensive range of outbuildings including a substantial barn, double height workshop, shippon, bull pen and a variety of useful stores. Two stables, a feed room, tack room, paddock and grazing land make the property particularly appealing for those with equestrian or smallholding interests.

In addition to the land surrounding the farmhouse, two grazing fields located opposite the property form part of the holding, with the total land extending to approximately 4.5 acres. Combining a character farmhouse, extensive outbuildings, attractive grounds and valuable land, Low Threaber represents a rare opportunity to acquire a highly versatile rural property within a sought after countryside setting.

- Grade II Listed farmhouse dating in part from the 17th Century
- Beautifully presented accommodation enhanced by a two storey extension
- Four double bedrooms including a principal bedroom with dressing room and en suite facilities
- Family bathroom together with a ground floor WC
- Attractive gardens with a stream running through the grounds
- Extensive range of traditional outbuildings, barns and workshops
- Two stables, feed room and tack room
- Paddock and grazing land extending to approximately 4.5 acres
- Ideal for equestrian, lifestyle or smallholding interests
- Exceptional rural setting with convenient access to local amenities, transport links and the Yorkshire Dales National Park

WHAT3WORDS://epidemics.clerics.blush

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G







## ENTRY

5' 5" x 4' 0" (1.64m x 1.23m)

## HALLWAY

17' 10" x 6' 11" (5.44m x 2.10m)

## LIVING ROOM

15' 5" x 14' 11" (4.69m x 4.55m)

## DINING ROOM

15' 2" x 11' 8" (4.63m x 3.55m)

## KITCHEN

14' 1" x 12' 0" (4.28m x 3.67m)

## GARDEN ROOM

17' 10" x 10' 1" (5.44m x 3.07m)

## STUDY

8' 0" x 7' 1" (2.45m x 2.16m)

## WC

5' 10" x 3' 10" (1.77m x 1.16m)

## LANDING

8' 11" x 8' 7" (2.73m x 2.61m)



## BEDROOM

14' 3" x 10' 5" (4.35m x 3.18m)

## DRESSING ROOM

9' 2" x 4' 6" (2.79m x 1.37m)

## EN SUITE

14' 5" x 6' 2" (4.39m x 1.87m)

## BEDROOM

15' 4" x 8' 3" (4.68m x 2.52m)

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15' 2" x 9' 1" (4.63m x 2.78m)

## BEDROOM

11' 7" x 8' 11" (3.53m x 2.72m)

## BATHROOM





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