



Thwaite House Farm, Carnforth, Lancashire LA5 9EL

O.I.R.O. £950,000





Thwaite House Farm, Carnforth, Lancashire, LA5 9EL

Offers In The Region Of £950,000



5 Bedrooms



1 Bathroom



25.08 acres

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- Superb smallholding property with substantial farmhouse in need of upgrading.
 - Excellent range of modern and traditional buildings, offering alternative uses (subject to planning).
 - Adjoining agricultural land extending to 25.08 acres (10.1 ha).
 - Private yet highly accessible location.
 - Easy access to the A6, M6 and rail networks.



Thwaite House Farm offers an increasingly rare opportunity to acquire a traditional smallholding with significant potential, set on the edge of the market town of Carnforth. With excellent access to the A6 and M6, the site is ideal for those seeking a renovation project with redevelopment potential, an equestrian or hobby farming base, or a rural lifestyle for those looking to acquire a property with land.



Occupying a position on the edge of the market town of Carnforth, the property enjoys exceptional convenience and is within walking distance of the amenities within the town, whilst still benefitting from a rural aspect. The adjoining farmland and nearby Lancaster Canal offer superb views and outlook. Carnforth provides an excellent range of amenities to suit many buyers, including families, which is supported by the highly regarded local primary and secondary schools, as well as for purchasers requiring good access links. The A6 provides access north and south, and the M6 at Junction 35 is a short drive away. Carnforth Railway Station sits on the West Coast Mainline, and offers excellent access to London Euston, Manchester and Glasgow.



The property itself comprises a substantial traditional farmhouse, which now requires full renovation. The property retains its generous proportions and original character features, and is an ideal canvas for redevelopment into a family home set within good gardens and grounds of 1.08 acres. The farmhouse currently provides accommodation over two floors, which is set around a generous central hallway. The property has been extended since its original construction, but would benefit from being reconfigured to make the most of the accommodation. The ground floor currently provides kitchen, sunroom, utilities, dining room, lounge and internal access to what was formerly used as the original kitchen, with traditional larder and back staircase.



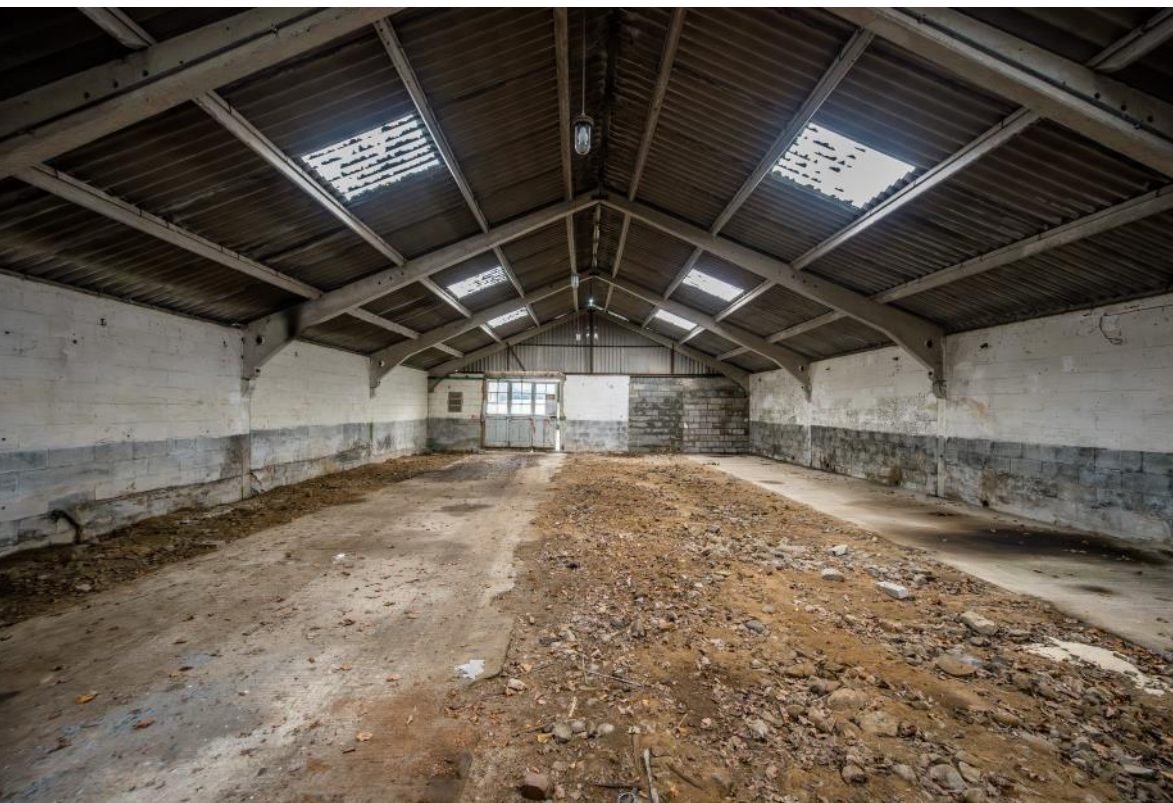
To the first floor can be found four main bedrooms with a further bedroom, believed to have originally provided servants quarters, accessed by a second staircase. This could now be reconfigured to suit purchasers modern day tastes and requirements. There is a house bathroom that serves the first floor.

Outside, Thwaite House Farmhouse has a generous garden area which extends to 1.08 acres and offers a great space, ready to be landscaped. Beyond, the property offers a range of traditional and more modern outbuildings both attached and adjacent to the farmhouse. The buildings offer excellent scope and potential for a variety of uses, subject to planning consents. The buildings have formerly been used as a livestock rearing holding and more latterly as storage for machinery and garaging. The buildings provide excellent flexibility and could be brought back into their former life to support the holding as an agricultural unit. The buildings are





The land at Thwaite House Farm totals approximately 24 acres and is situated in a ring fence around the farmstead. The land borders the access road leading to Thwaite House Farm, which is shared with neighbouring properties and gives the property control of its outlook. The land is separated into seven field enclosures and provides excellent meadow and pasture ground. The land is well suited to grazing and mowing, as well as for those with equestrian interests.



The holding offers an exceptional opportunity to restore and develop a traditional smallholding with land. Whether for private residential use, equestrian or agricultural purposes, the site offers significant potential for improvement and adding long term value.



House
Farm

House

2

1

4

3

5

6

10

9

11

7

8

25 m

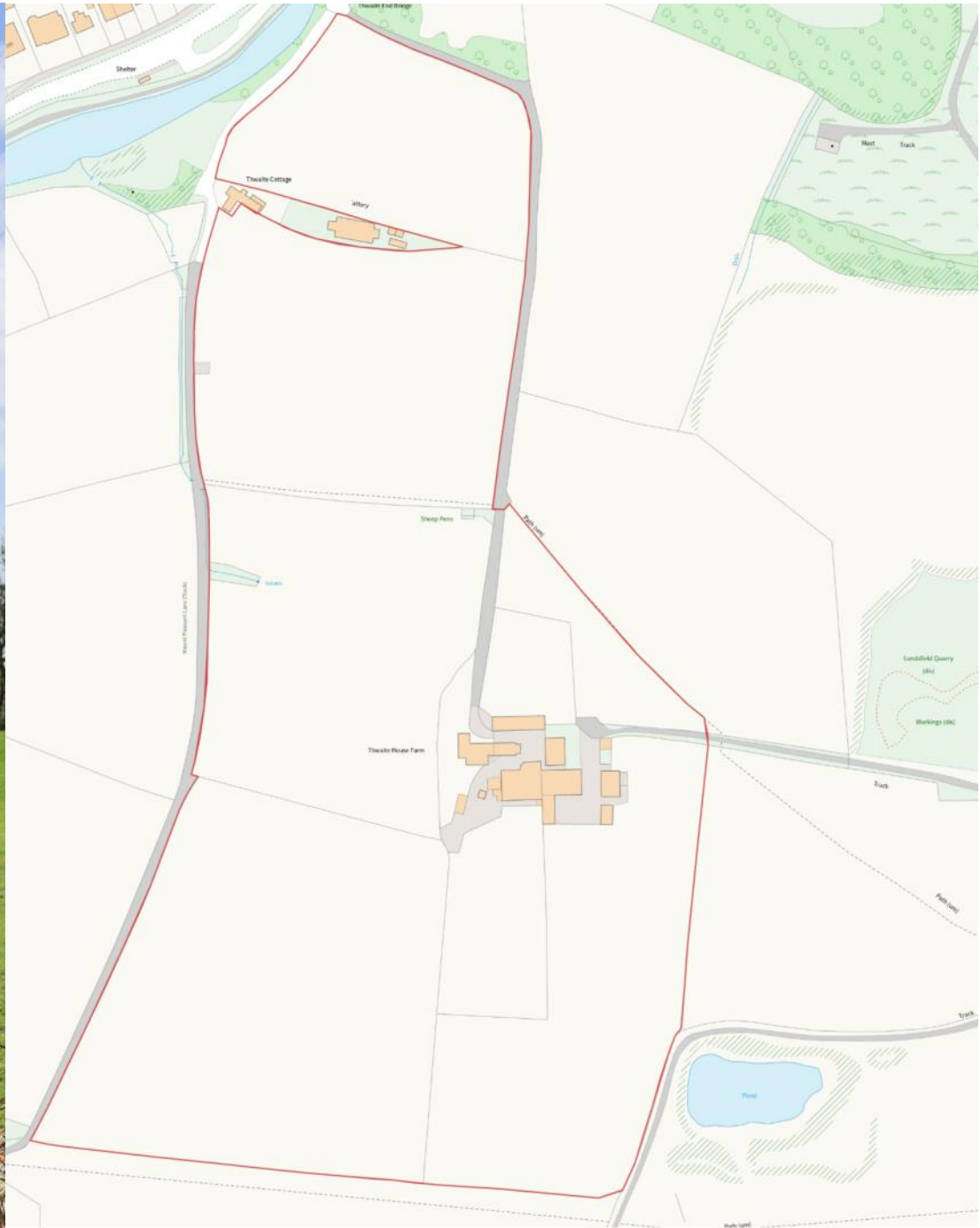
50 m

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Buildings:

Building No.	Description
1	Garaging / Stabling
2	Traditional Barn
3	Garaging with roller shutter doors
4	Stone barn and former parlour
5	Barn
6	Open fronted agricultural building
7	Storage
8	Garage / Open fronted storage
9	Storage
10	Open fronted agricultural building
11	Open fronted agricultural building



General Remarks

Services : Mains electricity and mains water available and connected. Drainage is via a private drainage system which we understand does not comply with the General Binding Regulations and purchasers must make their offer on this basis. The property also has an oil-fired Rayburn within the kitchen. Heating is via storage heaters.

Parking allocated and number of spaces : On site for several vehicles.

Construction Type : Stone under slate roof.

Restrictive Covenants : None known.

Listed building : The farmhouse is not a Listed Building, but please note that the bridge by which access is taken to the property is a Grade II listed bridge. Lancaster Canal Thwaite End Bridge is listed under reference 1071922.

Conservation Area / National Landscapes : None.

Easement, and Wayleaves or Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. We are aware that the property has a right of way over the access leading from the A6, which is shared with neighbouring properties. We are aware that there is a public footpath which sits to the northern boundary of the subject property, outside of the property's ownership. We are aware that the property has a right of maintenance in relation to the private water pipe which crosses the land from the mains water supply.

Footpaths / Bridleways : We are not aware of any footpaths affecting the subject property.

Fencing Obligation : Please note the purchaser will be responsible for fencing the northern boundary alongside the public footpath, with a stockproof boundary.

Flooding : The property has not flooded within the last 5 years, it sits in an area with a very low chance of flooding.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : Please note that there are no unimplemented planning consents directly affecting the boundaries of the subject property, however we are aware that neighbouring land forms part of a proposed residential development, being Carnforth Master Plan. All planning enquires must be made to the local planning authority.

Broadband : Not connected.

Structural Matters : Please note that we are aware that one of the farm buildings requires structural work. There are no assurances as to the structure of the buildings and purchasers must satisfy themselves as part of the purchasing process.

Access : An alternative access, leading from Back Lane, may be available by separate negotiation and / or as a temporary access point for moving larger vehicles.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information : Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information.

Please note : Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure : The property is offered for sale Freehold with vacant possession upon completion.

Local Authority : Lancaster City Council **Council Tax :** Band E

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRICS FAAV MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [///channel.blend.recorders](https://www.what3words.com/#!/en/@@@channel.blend.recorders)

Money Laundering Regulations Compliance : please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 314.81 sq m / 3389 sq ft
 Garage : 145.32 sq m / 1564 sq ft
 Outbuildings : 729.34 sq m / 7851 sq ft
 Total : 1189.47 sq m / 12804 sq ft



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens Media



Garage

Outbuildings



Ground Floor

First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

- All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
- No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property.
- These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
- Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.
- All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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