



Holme, Carnforth, Cumbria, LA6 1RL

O.I.R.O. £950,000





## Holme, Camforth, Cumbria, LA6 1RL

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5 Bedrooms



2 Bathroom



1 acre

- 
- Fully renovated and extended country home set amidst 1 acre (0.40 ha) with garaging and ample parking.
  - Ideal for a smallholding or for those with equestrian interests.
  - Additional land available by separate negotiation.
  - Highly accessible position with excellent access to A6, A65 and M6.





A superb country home with extensive accommodation, gardens, outbuildings and yard area all wrapped up in within 1 acre of land. This property is ideally suited as a smallholding, equestrian or country property with convenient local connections.

Occupying a beautiful rural setting, High House enjoys a quiet position with far reaching views across rolling countryside, towards Farleton Knott. Situated on the edge of the rural village of Holme, the location is popular amongst those looking to enjoy rural life, have excellent access to the Lake District National Park or make good use of the connectivity to the A6 and M6 with junction 36 being only a five minute drive away. Oxenholme Station is 7.5 miles away, positioned on the west coast mainline the service has direct links to London Euston.



The 'Auld Grey' town of Kendal sits 10 miles north and offers a wealth of amenities and services and the smaller market town of Carnforth is approximately 8.5 miles south. For the family market, the location is situated within the catchment for the highly regarded local schools, both primary and secondary.



The substantial farmhouse provides well-proportioned and flexible accommodation over two floors, which retain a wealth of original features and character. The property has been sympathetically and extensively restored, extended and refurbished during the current vendors ownership, creating a wonderful family home which takes full advantage of the stunning setting.



The ground floor layout is designed with family living in mind, with the heart of the home being the 31 foot open plan kitchen, dining living space with a stunning outlook across the surrounding grounds. The kitchen is fitted with quality fixtures and fittings including range cooker with a red brick feature surround, butler sink, dishwasher and central island unit. The kitchen area is set to one side, with a central dining area around a woodburning stove seamlessly linking this practical, everyday living space. Finished with stone flagged flooring and feature beams, this room is a superb space for families and entertaining alike.

To the rear of the kitchen, is a useful utility space with a practical rear entrance, units for storage and sink area. A cloakroom provides a ground floor.



Continuing through the ground floor from the kitchen area, there is an impressive living room, again of generous proportions with a dual aspect. With double french doors opening to the front gardens, this is a great space to be enjoyed all year round.

The ground floor is completed with a good-sized study area which has an outlook over looking the land, towards Farleton Knott. Set back from the main living spaces, this is a great space to work from home.



The generous proportions and tasteful decoration continue across the first floor with four of the bedrooms being double, and one being a single bedroom. The principal bedroom sits centrally and has a highly appointed ensuite shower room and fitted wardrobe space to maximise storage.



The house bathroom is a highly appointed four-piece bathroom with free standing bath, shower cubicle, wc and basin. A bonus is the integral TV which provides endless entertainment from the comfort of the bath.

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Outside the house is set in formal, well stocked gardens which extend to an acre and include a curved flagged patio area to the front of the house providing an ideal area to sit out and relax. Beyond this, there is a lawn with a Hobbit House and BBQ grill set to one side, being the perfect garden room to be enjoyed year round with family and friends. A pedestrian gate leads from the garden to a paddock area which is accessed via a bridge, which crosses the stream. This space is an ideal extended garden space for those with children, and super area for dogs or great for those wishing to keep an eye on a pony.



Adjacent to the house is an impressive garage with storage to the second floor being ideal for garden equipment and bikes. The garage is equipped with power and water is available from the exterior. To the front of the garage is an extensive block paved driveway providing parking for several vehicles.

For those looking for additional land to make this the perfect smallholding property there is an additional 17 acres and a building available by separate negotiation.

The property is approached via an adopted meandering lane which splits, giving access to the subject property and its neighbour, which adds to the quiet, peaceful setting, with each property enjoying a private position.

## **General Remarks**

**Services:** The property has the benefit of mains electricity (single phase), mains water supply and private drainage. Oil central heating. The property also has the benefit of Kencomp, with B4RN hyperfast broadband being close by if the purchasers wanted a connection.

**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.

**Parking:** On site parking for several vehicles is available.

**Construction Type:** Stone under slate roof

**Local Authority:** Westmorland and Furness Council

**Council Tax:** Band E

**Restrictive Covenants:** The property is not to be used for trade or business, this includes holiday lettings and must be used as a private residence only.

**Conservation Area:** None as far as we are aware.

**Listed Building:** No

**Easements, Wayleaves and 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 there is a right of way reserved to access the land to the east of the property which is available separately.

**Flooding:** The property has not flooded within the last 5 years, According to the Environment Agency website the property sits in flood zone 1.

**Unimplemented Planning Consents:** We are not aware of any planning consents affecting the property.

**Title & Tenure:** The property is offered for sale freehold with vacant possession on completion.

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01 539 751 993.**

**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.

**PHOTOS TAKEN JUNE 2023**

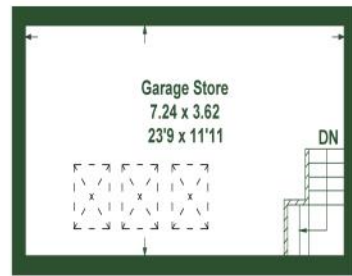
**What3words location: [///king.packing.obstinate](#)**



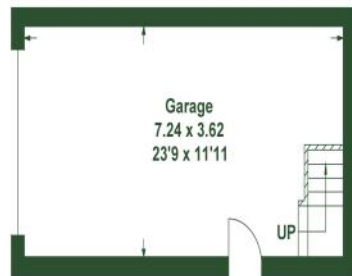
Approximate Gross Internal Area : 230.03 sq m / 2476 sq ft  
 Garage : 52.41 sq m / 564 sq ft  
 Total : 282.45 sq m / 3040 sq ft



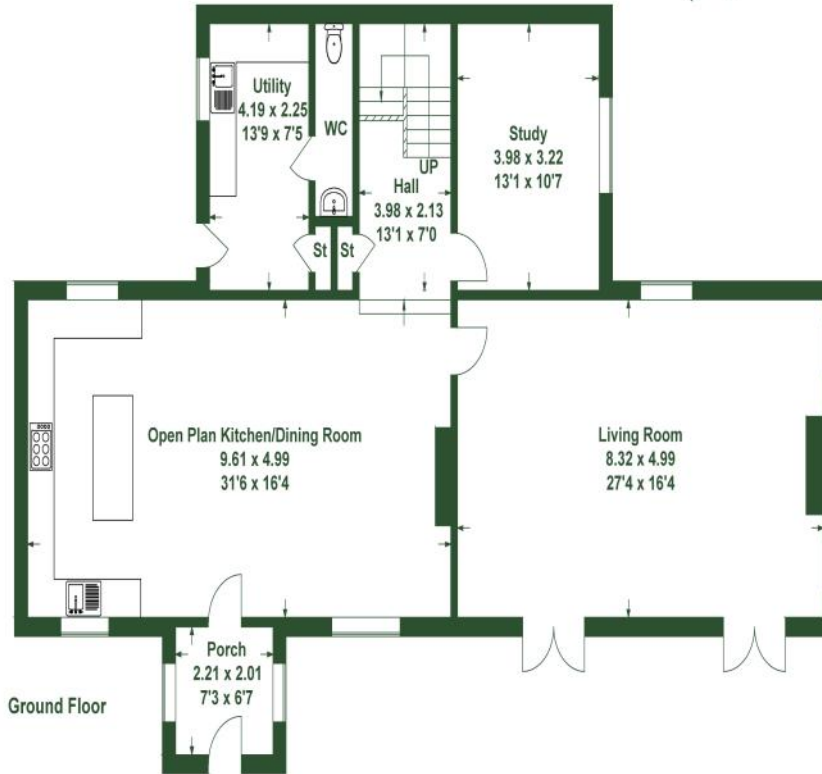
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



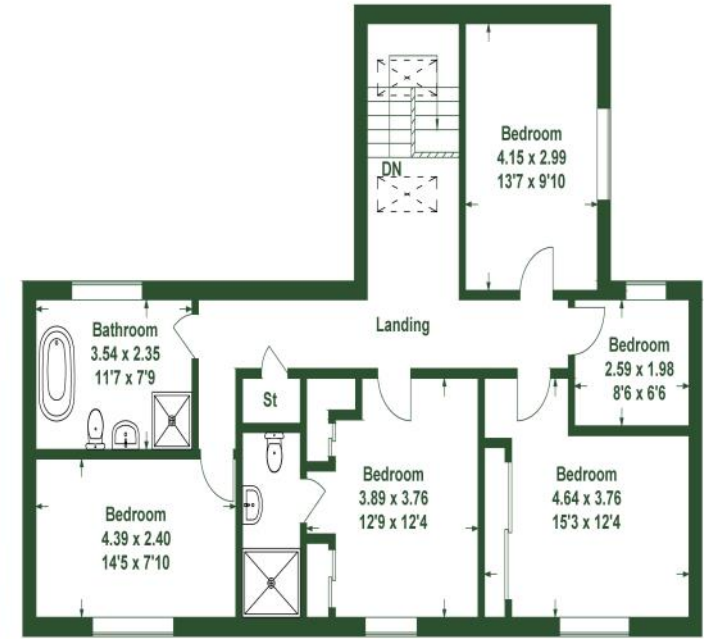
Garage First Floor



Garage Ground Floor



Ground Floor



First Floor

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

01. 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. 02. 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. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to 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. 05. 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. 06. 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		86 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		





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