

PG126 / RPB01819 (JCP)

Gruskham Mewith Bentham Nr Lancaster LA2 7AX



Price: £395,000 Region

Viewing: Strictly by appointment through Richard Turner & Sons Bentham office

An attractive Grade 11 listed former farmhouse with annexe and attached barn set in a splendid secluded location on the edge of Burn Moor in the Forest of Bowland AONB.

The property is currently used as a holiday cottage but has potential to make an extensive family home subject to obtaining the necessary planning permission.

The property exhibits a wealth of original features including mullioned windows, flag floors, inglenook fireplace and an original 5' doorway mentioned in the listing.

The property is currently run as a holiday let and is marketed by Yorkshire cottages (www.yorkshire-cottages.info).

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The property is accessed from Mewith Lane via an unmetalled farm track approximately half a mile long crossing Burn Moor with its extensive bird population of curlews, lapwing and grouse, Gruskham is one of three properties that share the access.

Close to the property are a number of footpaths including the local Bentham Heritage Trail and the adjoining moor is the subject of open access.

Accommodation

Comprising:

Ground Floor:

Conservatory: With access to the house and the adjoining annexe



Annex:

The annexe is accessed from the conservatory and would be ideal for semi separate use by a member of the family and comprises of a former study with French doors to the garden and stairs off to a galleried first floor .

Entrance Hall:

11'5 x 6'2
(3.48m x 1.88m)

Kitchen:

8'6 x 8'6
(2.59m x 2.59m)



Utility Room:

9'10 x 8'5
(3.00m x 2.57m)

Sitting Room

16'2 max x 14'6 max
(4.93m max x4.42m max)

Exposed beams, mullioned windows to two aspects, Inglenook fireplace containing a wood burning stove, original door leading to stairs to first floor



Study: 11'5 x 6'2
(3.48m x 1.88m)

First Floor:

Bedroom:

16'6 x 8'10
(5.03m x 2.69m)

Windows to two aspects and exposed beams



Twin Bedroom:

15'0 x 8'0
(4.57m x 2.44m)



Single Bedroom:

8'5 x 8'2

(2.57m x 2.49m)



Bathroom/Wet Room

8'8 x 6'0

(2.64m x 1.83m)

Partially tiled walls and floor with WC, wash hand basin, roll top bath and shower



Studio: 11'5 x 9'10

(3.48m x 3.00m)

Attached Barn:

The attached barn received planning permission in 2007 for conversion to an additional holiday let. This planning permission has now lapsed. Incorporated within the barn at ground floor level is a utility room currently used by the visitors to the holiday cottage

The barn extends to 30' x 60' of stone construction with a stone tiled roof

Garden:

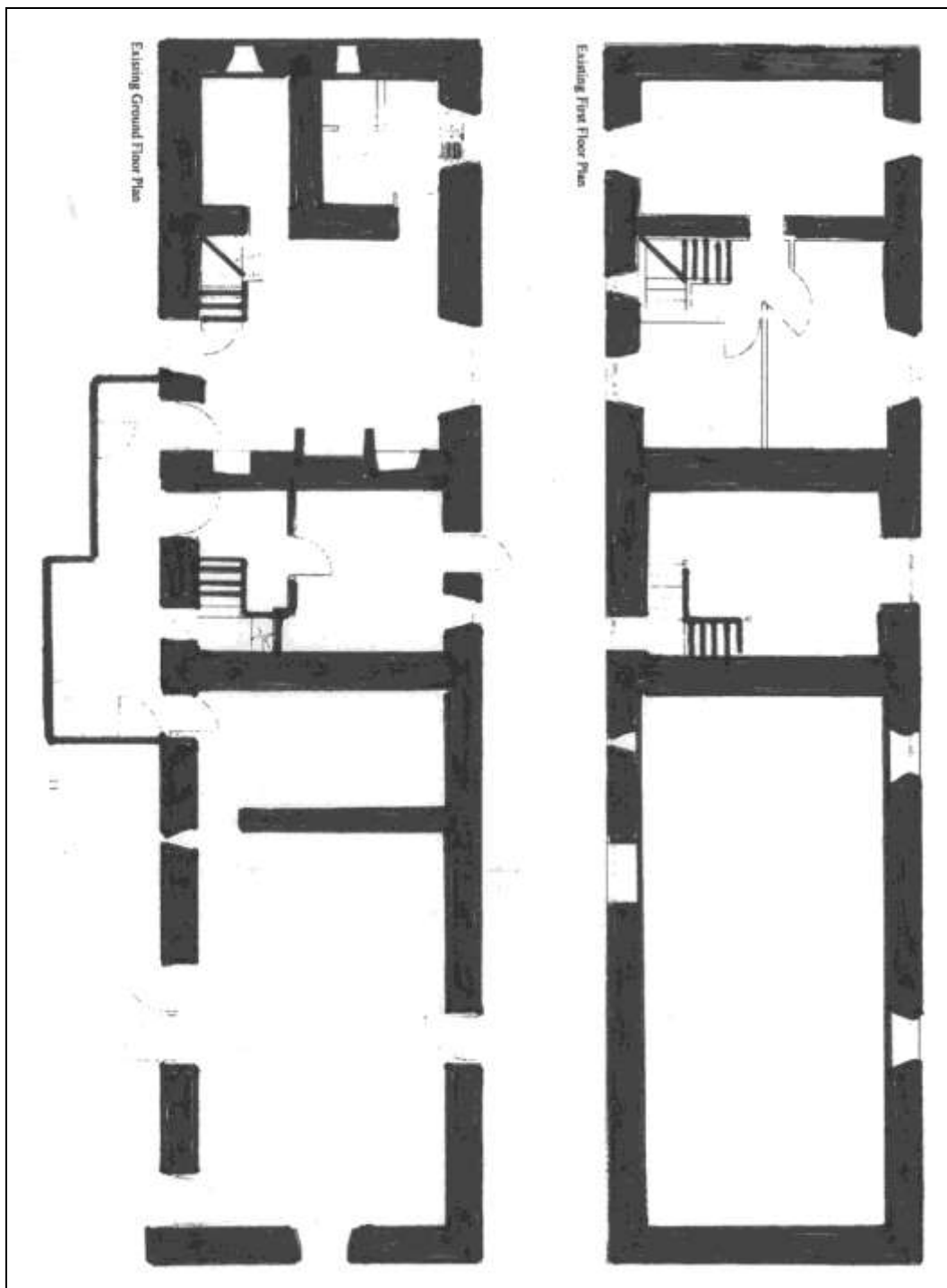
The property has gardens to both the north and south.

The southerly garden has a dry stone walled boundary with a pedestrian access to the fell and comprises of a lawned area with shrubs and trees and a former pigsty. The northern garden comprises of a parking area with lawn, shrubs and gravelled patio area and enjoys uninterrupted views over the adjoining farmland to Ingleborough in the distance.





Floor Plans



Services: Mains water, electricity, private drainage connected. Secondary heating provided by electric storage heaters.

Tenure: Freehold with vacant possession on completion.

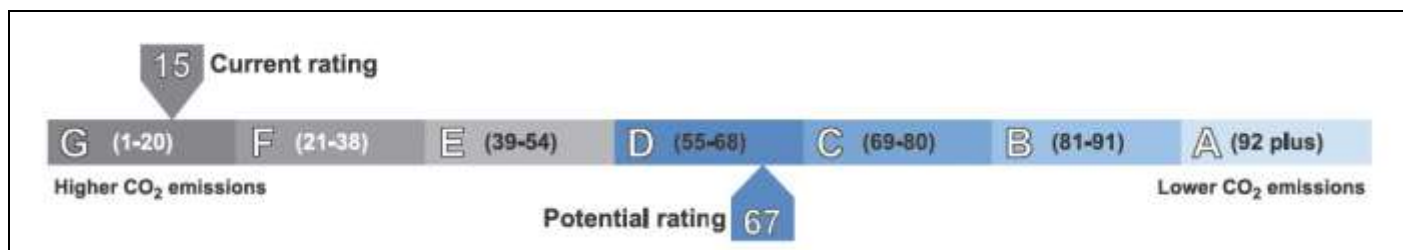
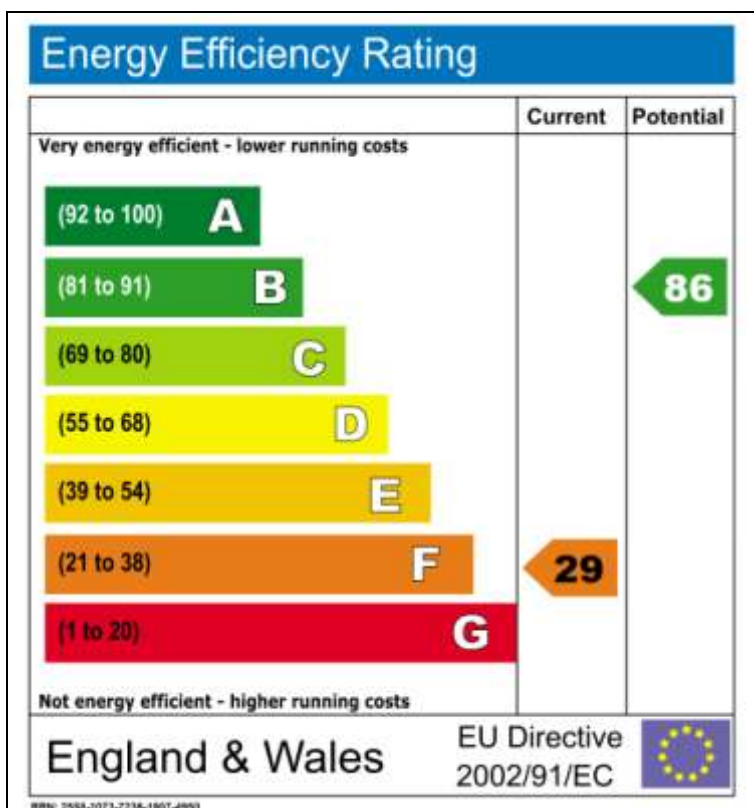
Rates: **Self Catering Holiday Unit & Premises ref N20301950010**

Solicitors: To be decided

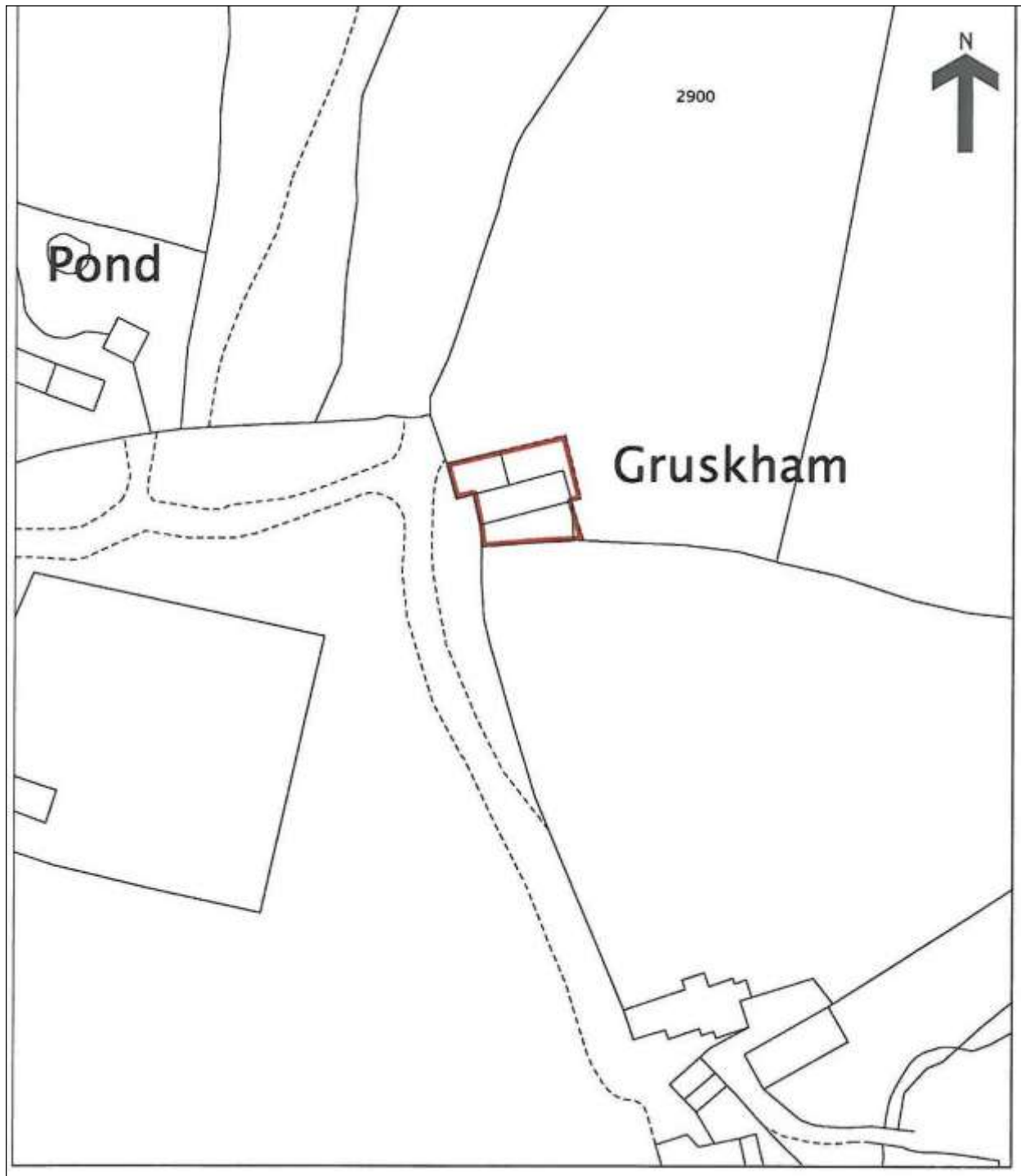
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Energy Performance Certificate

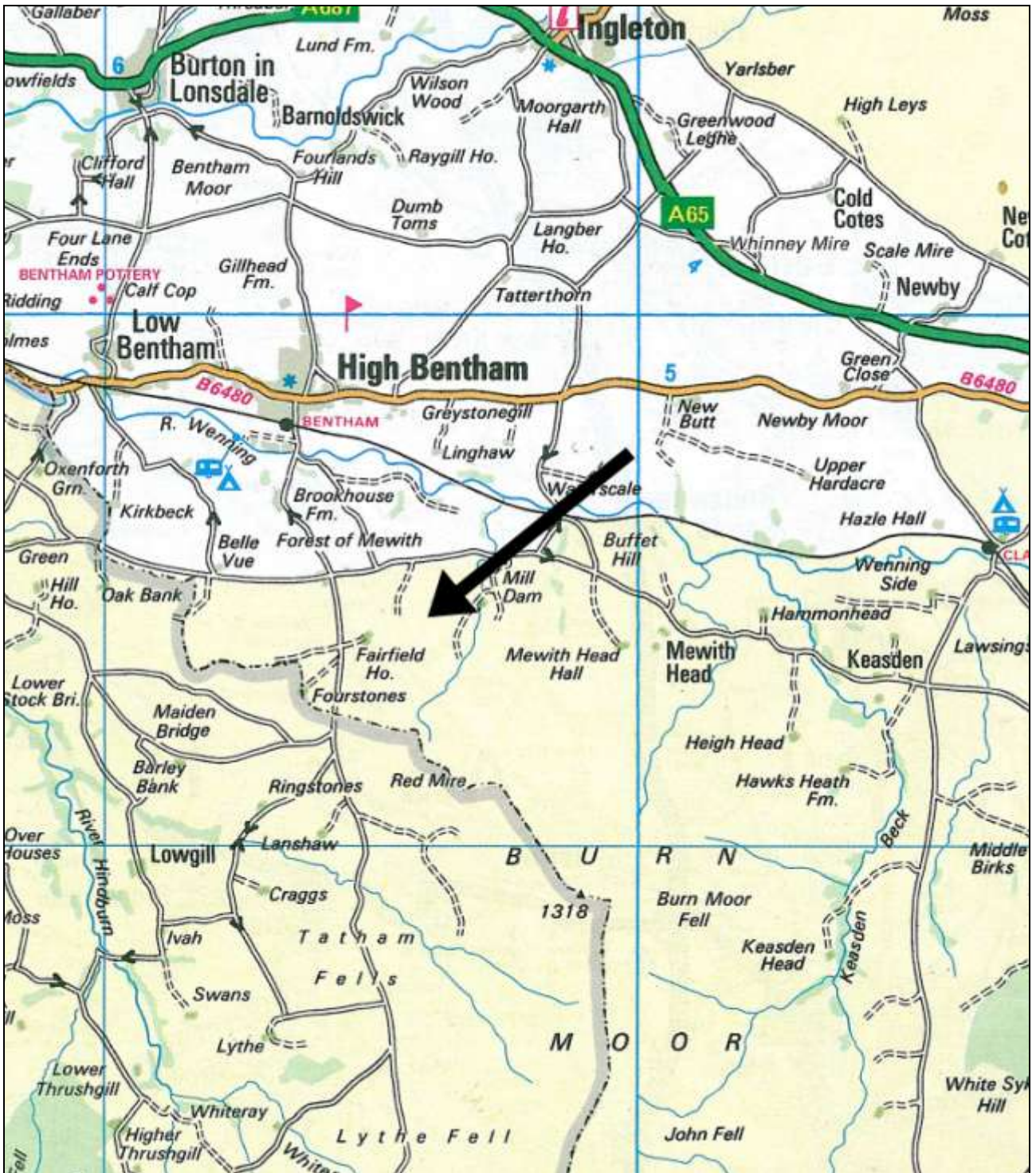


Boundary Plan



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Location Plan



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