

PH156

**Thoroughly Renovated And Extended Grade II Listed Character Dwelling,  
Stables/Outbuildings And Adjoining Land Extending To 32.772 Acres In Total**

KNOWN AS

## **Higher Lythe Farm Tatham Fells, Lowgill Nr Lancaster**

**LA2 8RE**

**\*\*Offered As A Whole Or In Up To 3 Lots\*\***



**Price: Offers Over £850,000**

**Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.**

Comprising a thoroughly renovated Grade II Listed 17<sup>th</sup> Century farmhouse (1679 date stone) providing 3 bedroomed character accommodation together with an adjoining former stone barn converted into a self contained 1 bedroom luxury annex, an adjacent detached study/games room incorporating 2 further rooms creating a further potential 2 bedroomed self contained guest annex, ancillary stables/outbuildings, detached garage and 31.014 acres or thereabouts of adjoining meadow and pastureland (available either as a whole or in up to 3 Lots) – (Total acreage of farmland including yard, buildings, road and track etc. 32.772 acres or thereabouts).

Situated in a lovely rural location with magnificent long distance rural views in the Trough of Bowland area of outstanding natural beauty approx 4.5 miles from the market town of High Bentham and within approx 18 miles of Lancaster and the M6.

Settle and the Yorkshire Dales National Park 15 miles, Kendal and the Lakes 25 miles approx.

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**Lot 1: Farmhouse, Stables/Outbuildings & Circa 3.457 Acres Good Pastureland –**  
(edged red on the attached plan)

**Accommodation Comprising:**

**Ground Floor:**

**Entrance Hall:**

10'3 x 4'3  
(3.12m x 1.30m)

Exposed ceiling joists, display alcove incorporating leaded glass window, stone flagged floor, mini halogen ceiling lighting, radiator.

**WC:**

3'9 x 3'  
(1.14m x 0.91m)

Wash hand basin with tiled splash backs, exposed ceiling joists, tiled floor, mini halogen ceiling lighting, radiator.

**Utility Room:**

7'10 x 6'11 min  
(2.39m x 2.11m min)

Stainless steel single drainer sink unit, work surfaces and appliance recesses, plumbed recess for auto washer and tumble dryer, tiled floor, centre light.



**Lounge:**

18'3 x 17'3  
(5.56m x 5.26m)

Original fireplace featuring old bread oven and housing multi-fuel stove, exposed beams and lintels, window seat, built in storage cupboard, oak wood flooring, mini halogen ceiling lighting, radiator, TV point.



**Dining Room:**  
12'6 x 8'5  
(3.81m x 2.57m)

Feature exposed wooden flooring and ceiling joists, window seat, shelved recess, mini halogen light fitting.



**Breakfast Kitchen:**  
18'2 x 12'2 max  
(5.54m x 3.71m max)

Modern fitted cupboards and units incorporating inset twin bowl stainless steel single drainer sink unit with mixer tap, built in "Bosch" electric double oven, "Neff" LPG hob with overhead extractor hood, "LG" American style fridge freezer, "Bosch" dish washer and solid beech work surfaces with tiled splash backs, exposed beams and ceiling joists, tiled flooring, 2 x mini halogen light fitting, TV point. Open feature staircase to:-



**First Floor:**

**Landing:**

13' x 5' approx  
(3.96m x 1.52m approx)

Feature oak balustrade, exposed beams, lintels and ceiling joists, original old candle recess, wood laminate flooring, mini halogen ceiling lighting, radiator.



**Study/Computer Station:**

8'2 x 4'11 min  
(2.49m x 1.50m min)

Under eaves storage area, centre light.



**Bathroom:**

11' x 7'5 approx  
(3.35m x 2.26m approx)

Feature recessed sunken corner bath, tiled shower cubicle, wc and wash basin vanity unit, fitted vanity mirror, exposed joists and lintels, laminate flooring, wall lights, mini halogen ceiling lighting, radiator.



**Bedroom Study Area 1:**  
12'9 x 10'5 max  
(3.89m x 3.18m max)

Built in storage cupboards, exposed beams and lintels, laminate flooring, uplighters, mini halogen ceiling lighting, TV point, original old candle recess. **Open staircase leading to feature open plan lofted sleeping area 10'3 x 6'7 approx (3.12m x 2.01m approx) with laminate flooring, mini halogen ceiling lighting, TV point.**



**Bedroom Study Area 2:**  
13'3 x 9'6  
(4.04m x 2.90m)

Exposed beams and lintels, laminate flooring, uplighters, mini halogen ceiling lighting, radiator, original old candle recess. **Open staircase leading to feature open plan lofted sleeping area 9'10 x 6'11 approx (3.00m x 2.11m approx) with laminate flooring, mini halogen ceiling lighting, TV point.**



**Bedroom 3:**  
14'11 x 10'10 max  
(4.55m x 3.30m max)

Exposed beams, lintels and ceiling joists, storage/display recess 3'11 x 3'4 (1.19m x 1.02m), laminate flooring, mini halogen ceiling lighting, radiator, TV point.

**En-Suite Shower Room** 6'10 x 5'7 max (2.08m x 1.70m max) comprising tiled shower cubicle, wc and pine vanity wash basin unit, laminate flooring, mini halogen ceiling lighting, radiator, original old candle recess.



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### Lot 1: Continued...

#### Barn Annex:

(Featuring economical under floor central heating system through ground floor and first floor secondary electric heaters also fitted for summer use).

#### Ground Floor:

##### **Dining Hall:**

15'5 x 10'10  
(4.70m x 3.30m)

Feature exposed beams, oak wood flooring, electric heater, mini halogen ceiling lighting.

##### **Kitchen:**

15'9 x 11'11  
(4.80m x 3.63m)

Bespoke Craftsman built and fitted kitchen by "Ramwell's" in maple with "Neff" appliances incorporating built in double oven, microwave, induction hob, dish washer and auto washer, built in "Bosch" fridge and freezer, double bowl "Franke Astracast" single drainer sink unit with mixer tap, work island and granite work surfaces. Tiled flooring, mini halogen ceiling lighting, ceiling speakers, electric heater, TV point. Outside door to courtyard area.

##### **Lounge:**

18'3 x 16'7  
(5.56m x 5.05m)

"Hole in wall" LPG fire, pine window seat, oak wood flooring, wall lights, electric heater. Open feature contemporary staircase to:-



**Kitchen**



**Kitchen**



**Kitchen**



**Lounge**



**Lounge**



**Lounge**



**Lounge**



**Lounge**



Lounge



Landing

### First Floor Master Suite:

**Comprising:- Bedroom:**  
12'3 x 11'6  
(3.73m x 3.51m)

"Sharps" fitted bedroom suite, built in over head storage cupboards, exposed beams, oak wood flooring, mini halogen ceiling lighting, electric heater.



**Bathroom:**  
8'11 x 6'3  
(2.72m x 1.91m)

Comprising panelled bath, tiled shower cubicle, wc and wash basin. Exposed beams, tiled flooring, tiled walls, fitted vanity mirror, mini halogen ceiling lighting, auto vent.



**Lot 1: Continued...**

**Adjacent Games Room/Guest Annex/Study:**

**Utility Room:**  
10'5 x 4'11  
(3.18m x 1.50m)

Fitted wall cupboards and units incorporating 1½ bowl single drainer sink unit with mixer tap and work surfaces with tiled splash backs, tiled flooring, mini halogen ceiling lighting, electric heater, auto vent.  
Built in cupboard housing "LPG" boiler and hot water cylinder with immersion heater providing under floor central heating to the main barn annex.



**Office/Games Room:**  
21'5 x 13'2  
(6.53m x 4.01m)

Fitted base units and work surfaces, exposed beams, well equipped wall power points, oak wood flooring, mini halogen ceiling lighting, electric wall heaters.



**Bedroom 1:**  
11'11 x 8'4  
(3.63m x 2.54m)

Fitted "Sharp" wardrobe units, built in overhead storage cupboard, exposed beams and lintels, oak wood flooring, mini halogen ceiling lighting, electric wall heater.

**En-Suite Shower Room** 8'5 x 2'10 (2.57m x 0.86m) comprising shower cubicle, wc and recessed pedestal wash basin, tiled flooring, tiled walls.



**Bedroom 2:**  
11'9 x 9'2  
(3.58m x 2.79m)

Exposed beams and lintels, oak wood flooring, mini halogen ceiling lighting. Outside door.



### Outside:

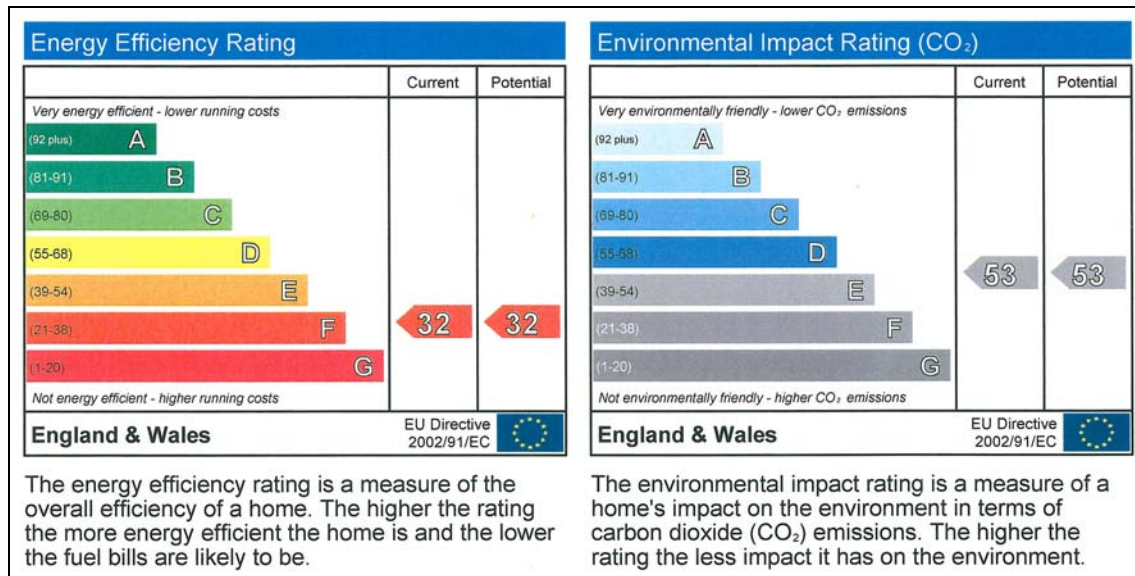
**Detached Stone Built Garage** 27'6 x 16'2 with slated roof and having light and power installed. *(Oil Storage Tank for main house central heating. LPG Tank (leased from BP) for under floor heating and feature hole in wall fire in barn main annex).*

**Concreted Parking Bay** 60' x 25' approx incorporating **Timber Workshop/Storage Building** 26' x 7'7 with light and power installed and **Aluminium Framed Greenhouse** 10' x 6'6 approx.

**Adjacent Steel Portal Framed Building** 59' x 30'4 *(internal measurement)* divided into **5 stables and tack room** with central leading area. Light, water and power installed.

**Adjoining Yorkshire Boarded Barn** 44' x 30' *(internal measurement).*

## Energy Performance Certificate



- Services:** Private well water supply (with purification/treatment system).  
Mains electricity. Private septic tank drainage system.  
Oil fired central heating to Main House, LPG (*Liquid Propane Gas*)  
under floor central heating to Barn Annex plus secondary electric heating installed.
- Tenure:** Freehold with vacant possession on completion.
- Council Tax Band:** C (verbal enquiry only).
- Solicitors:** Baynards, 308B Broadway, Bexleyheath, Kent, DA6 8AA.  
Tel: 0208 304 5113.

*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.*







**Lot 1 Schedule:**

<u>Sheet No</u>	<u>Description</u>	<u>Acres</u>
1060	Pastureland	3.457
1059	Access Lane	0.469
1055	House, Yard Etc.	<u>0.804</u>
		<b>4.730 Acres or thereabouts</b>

**Lot 2: Circa 17.986 Acres Pastureland - (edged blue on the attached plan)**

**Schedule:**

<u>Sheet No</u>	<u>Description</u>	<u>Acres</u>
1049	Pastureland	6.216
1056	Pastureland	4.852
1054	Pastureland	3.736
1052	Pastureland	2.697
1051	Track	0.485
		<b>17.986 Acres or thereabouts</b>



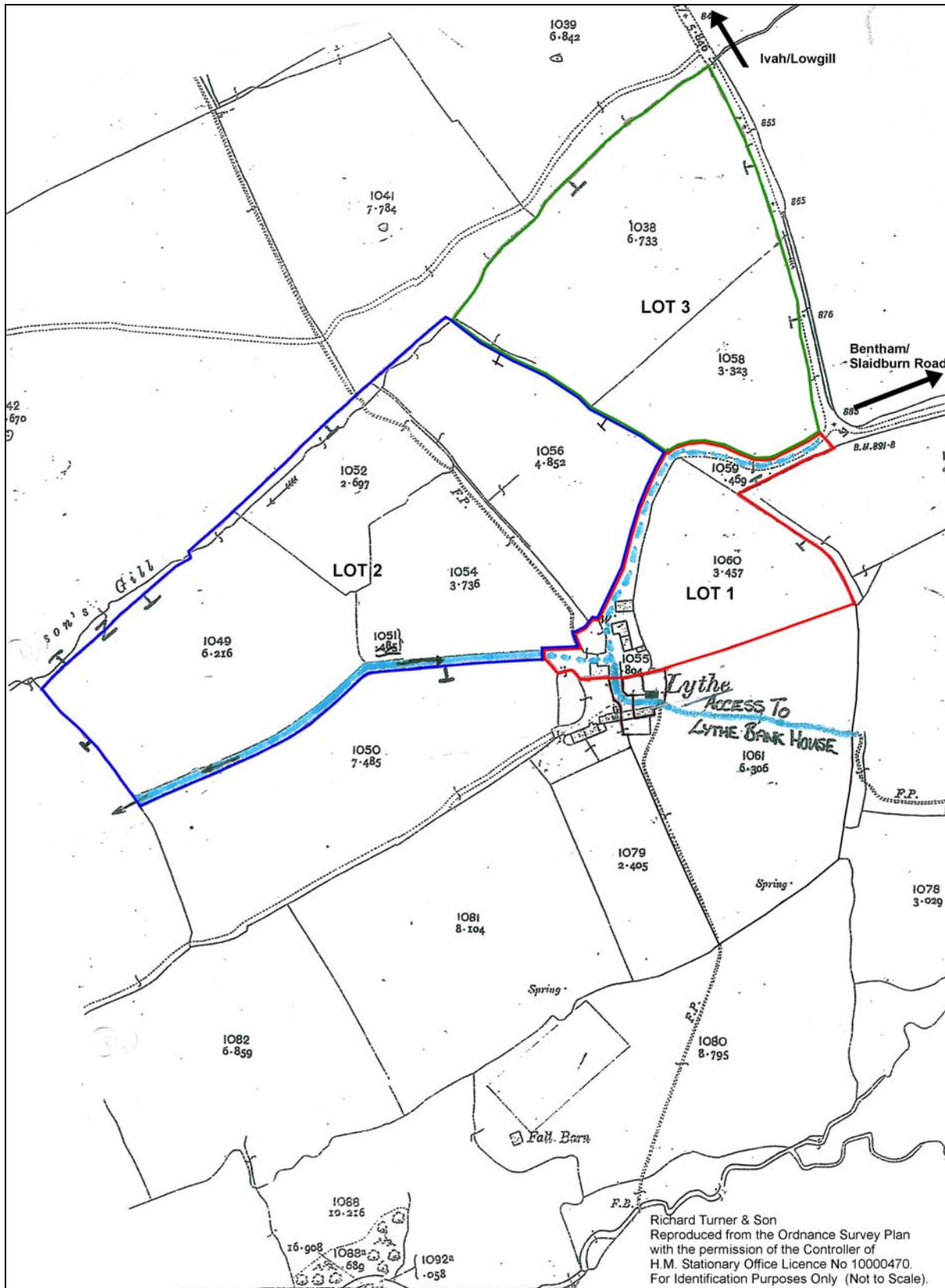
**Lot 3: Circa 10.056 Acres Meadow/Pastureland - (edged green on the attached plan)**

**Schedule:**

<u>Sheet No</u>	<u>Description</u>	<u>Acres</u>
1038	Meadow/Pastureland	6.733
1058	Meadow/Pastureland	<u>3.323</u>
		<b>10.056 Acres or thereabouts</b>



# Boundary Plan



## Location Plan



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