

## LONG GILL, BOWDERDALE NEWBIGGIN ON LUNE, KIRKBY STEPHEN, CA17 4NB



**A unique opportunity to purchase an attractive three bedroom traditional stone built farmhouse with attached large stone barn, private drive and spacious gardens situated in the Yorkshire Dales National Park with excellent access to the A685 and M6 Motorway. The barn has potential for a number of uses (subject to the granting of any necessary permissions). Viewing is highly recommended.**

**Guide Price: Offers in the Region of £530,000**

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**LOCATION:**

The property is located just outside the village of Bowderdale, with excellent access to the A685, M6 and the townships of Kirkby Stephen, Tebay and Penrith. A location plan is enclosed.

**DESCRIPTION:**

The property comprises a three bedroom stone built farmhouse under a slate roof, in good decorative order, with attached large stone barn. The property benefits from central heating and double glazing throughout. The barn is in excellent condition, and provides a useful space suitable for a number of potential uses. The spacious gardens and grounds have been extremely well kept. The accommodation comprises:

**GROUND FLOOR:**

**Entrance Hall**

Stone flagged floor

**Living Room**

4.88m (16') max x 4.72m (15'6") max

Feature fireplace, recess shelving, stone flagged floor, door to



**Inner Hall**

Stairs to first

**Pantry**

3.73m (12'3")max x 3.49m (11'5")max

Stone shelving, belfast sink, stone flagged floor, plumbing for washing machine

**Dining Room**

15'7" max x 12'7" max

Stanley stove in feature surround, base units, feature dog kennel



**Kitchen**

4.92m (16'2")max x 2.32m (7'7")max

Bespoke kitchen units, integral hob, Belfast sink, door to rear garden

**WC**

1.29m (4'3") x 0.88m (2'11")

WC



**ACCESSED EXTERNALLY:**

**Store**

3.94m (12'11") x 3.42m (11'3")

**Store**

3.47m (11'5") x 3.42m (11'3")

**Garage**

7.07m (23'2") x 3.35m (11')

Up and over door

**FIRST FLOOR:**

**Bedroom 1**

7.41m (24'4")max x 4.72m (15'6")max

Feature fireplace, beamed ceilingwalk in wardrobe, bath, sep wc and sink



**Bedroom 2**

3.76m (12'4") x 2.75m (9')

**Family Bathroom**

3.61m (11'10")max x 2.62m (8'7")max

Airing cupboard, shower, wc and wash hand basin. Door to:

**Bedroom 3**

3.70m (12'2") x 3.47m (11'5")

Beamed ceiling



**Sitting Room**

4.22m (13'10") x 3.70m (12'2")

Part panelled walls, external door

## TRADITIONAL STONE BARN:

Attached to the house is a large traditional stone barn, which is in excellent condition having been recently reroofed. The barn is split into a number of workshops and stores and would be ideal for a variety of uses including extension of the main house, conversion to further dwellings, holiday lets, bunk barn or use as a workshop/storage area (subject to the granting of any necessary planning consents). Please note the barn is currently in use as workshops and storage areas and no planning application for any alternative use has ever been submitted.

## GARDENS AND GROUNDS:

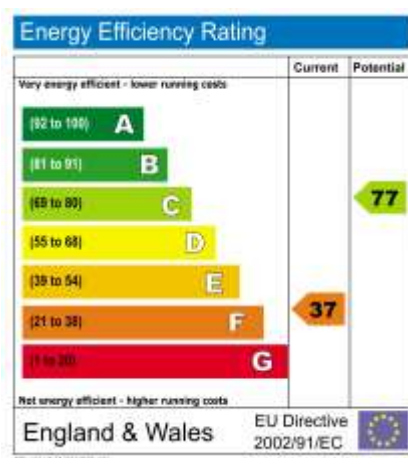
The house is in a idyllic rural location and the spacious gardens and grounds have been extremely well maintained. To the front of the property is a large gated gravelled drive and parking area, and to rear and side of the property are extensive lawned gardens.

**VIEWING:** Highly recommended by arrangement with the selling agent only

**SERVICES:** Mains electricity. Water is via a natural supply and there is a UV filtration system situated in the stone barn. Septic tank drainage (located in adjacent field).

**COUNCIL TAX:** Band 'D' equating to £1,738 per annum (2017/18 - verbal enquiry only)

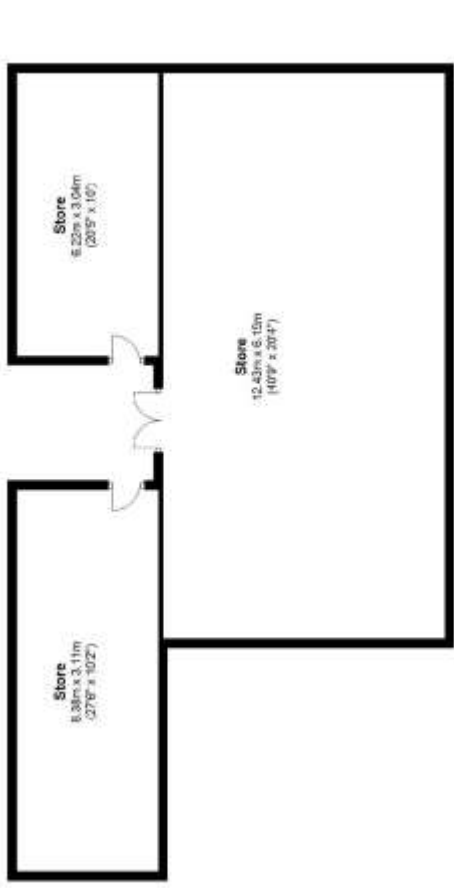
**TENURE:** Freehold with vacant possession on completion



Ground Floor



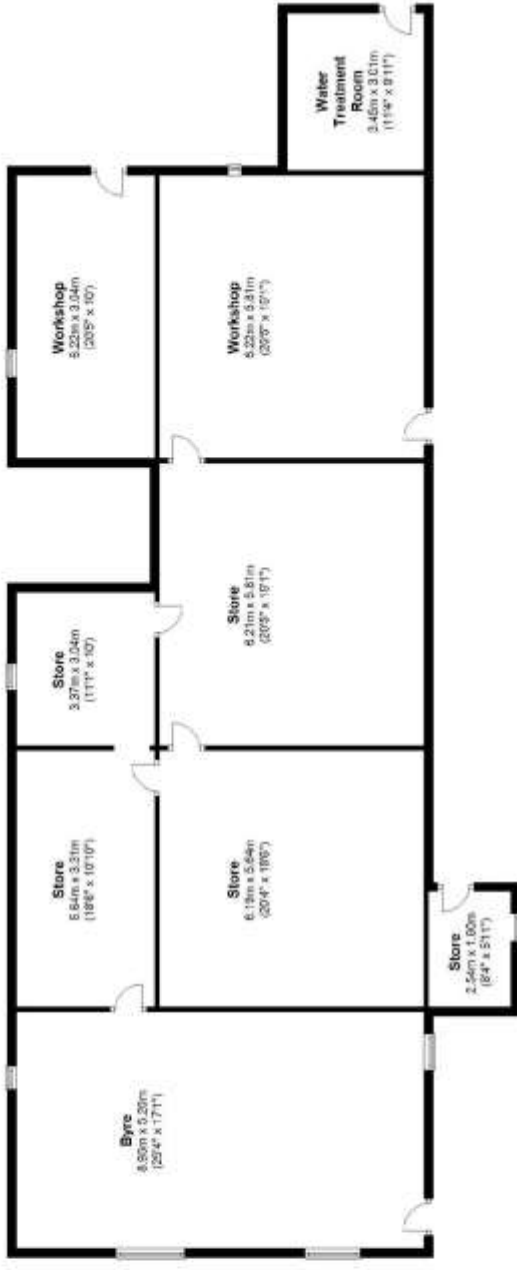
Outbuilding - First Floor



First Floor



Outbuilding - Ground Floor





## LOCATION PLAN:



## PLAN (for identification purposes only – not to scale):

Reproduced from the Ordnance Survey Plan with the permission of the Controller of H.M. Stationery Office. Licence No. 100004708

### GENERAL REMARKS AND STIPULATIONS

#### PARTICULARS OF SALE:

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

#### SALES PARTICULARS AND PLANS:

The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the selling agents. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

#### FIXTURES AND FITTINGS:

All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included. 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.

#### TOWN PLANNING AND LOCAL LAND CHARGES:

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- all local and land charges and any requirements enforceable by any local or other Public Authority.
- all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

#### RIGHTS AND EASEMENTS:

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

#### OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

The Purchaser shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his/their interest.

#### DISPUTES:

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

#### INSURANCE:

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

#### MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any representation of warranty whatever in relation to these properties.