



Crosscraze Farm

Stainton, Kendal,
Cumbria
LA8 0LE

£775,000
Barn & Land

A fantastic opportunity to acquire a large 5 bedroom detached farmhouse, stone built barn, outbuildings, large garden and 1/2 acre paddock with exceptional potential. Dating back to the 1800's Crosscraze Farm is full of heritage and original features being a well proportioned family home. Crosscraze farm has a wealth of features and potential for enhancement including further development. The Farm is well located for the many amenities only a short distance away yet still reserving its rural charm and local village connections. The property is well placed for the market town of Kendal, both the lake district and Yorkshire Dales national parks, the mainline railway station at Oxenholme and jct 36 off the M6 motorway. This is a must see property to appreciate what it has to offer.

Council Tax Band F

Energy Performance Certificate Band D

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Description

Crosscrake Farm is a large family home with 5 bedrooms, large kitchen, living room, dining room, snug, cellar and entrance hall. Built from stone with a rendered finish and a slate roof the farm house provides excellent accommodation throughout retaining many of its original features. Externally Crosscrake also offers a large stone built agricultural barn with slate roof extending to over 3,276 sq ft of internal floor space and lean to shippons. The barn has huge potential for further development subject to planning permissions. Adjoining the barn is a large parking area and 0.5 acre paddock with roadside field gate access point. Further stone built outbuildings are located in the yard and adjoining the farmhouse. The property is described in more detail below.

Ground Floor

Entrance Vestible 5.7m x 2.2m (18' 8" x 7' 3")

Crosscrake farmhouse is entered from the front via a glazed entrance hall and external doorways to both ends. The mono pitch structure adjoins the external walls of the house has a stone built plinth and timber structure with glazing to the upper half and Velux roof lights to the slate roof. The room has an under floor heating system installed to be connected, with tiled floor, plumbing for washing machine, housing for the electric circuit board and two double electric sockets.



Kitchen 4.7m x 4.2m (15' 5" x 13' 9")

A large family kitchen containing an original feature Westmorland stone fireplace surrounding a burgundy colour Rayburn 2 oven oil fired stove. The kitchen has fitted wood base units and island unit with built in Bosch 4 ring electric hot plate, above laminate work surfaces are bespoke alcove storage cupboards. The kitchen has a double Belfast sink with drainer and mixer tap looking out of the front window over the yard area, built in Bosch dishwasher, exposed original timber beams and original timber doors, 7 double sockets and immersion timer. The kitchen is open plan to the dining room at the rear.



Dining Room 3.7m x 3.6m (12' 2" x 11' 10")

To the rear of the property and adjoining the kitchen the dining room has a small alcove fireplace currently capped off with granite hearth and imitation electric log burner. The room has an external door to the side and garden area, exposed timber beams and solid wood floor boards. Original wood door to the stairwell and cellar.



Living room 4.4m x 4.2m (14' 5" x 13' 9")

A large traditional living room with original refurbished fireplace and solid fuel burner retaining many of the original bread oven features to the rear such as iron work and smoking room to the above, the fire place has exposed timber mantle piece and stone flagged hearth with alcove shelves to the left hand side. The room has a large 3 bay window to the front of the property with window seat under slate tiled floor, exposed timer beams, original wood paneling to the dividing wall and opening to the snug. The living room has a center light fitting, 2 double sockets and TV point.



Snug 4.4m x 4.2m (14' 5" x 13' 9")

Positioned to the rear of the property off the living room the snug has windows to the rear exposed wood paneling to the internal wall, exposed timber beams, two double sockets, panel radiator and center light fitting.



Hallway & Cellar 3.7m x 3.6m (12' 2" x 11' 10")

Original stone flagged stairs off the dining room leading down to the cellar currently used for storage with concrete floor. The hallway houses the original timber built return staircase to the first floor with window to the rear of the property on the mid level continuing up with original solid wood panel boarding on the left hand side.

1st Floor

Master Bedroom 3.7m x 3.6m (12' 2" x 11' 10")

A double room to the front of the property with large 3 bay window and window seat. Two fitted wardrobes to either side of the chimney breast, exposed timber beams and panel boarding to the partition wall. The room has a center light fitting, panel radiator, 3 double sockets and internet point.



Bedroom 2 - 3.6m x 3.4m (11' 10" x 11' 2")

A double room to the rear of the property with original timber paneling a large walk in wardrobe/cupboard space with window to the side elevation. The room has a panel radiator , 1 double electric socket and a center light fitting.



Bedroom 3 - 4.2m x 4m (13' 9" x 13' 1")

A double room to the front of the property with three bay window and deep sill. The room has original solid timber floor boards and panel wood partition wall. A built in cupboard to the right hand side of the chimney breast which includes a hidden smoke room from fireplace below with panel radiator, center light fitting and 2 double electric sockets.



Family Bathroom 3.7m x 3.6m (12' 2" x 11' 10")

A large 4 piece bathroom comprising corner bath, WC, pedestal wash basin and Mira mains pressure shower unit. The ceiling has exposed timber beams, original solid timber door and the walls are partly tiled above the bath unit. Single glazed window to the rear of the property with panel radiator, center light fitting and a part lino and carpet floor covering.



2nd Floor

Bedroom 4 - 6.5m x 5.0m (21' 4" x 16' 5")

Access off original staircase to the second floor living accommodation and converted roof space. The 4th bedroom is a large double room with exposed timber beams and stonework. The room has Velux skylights to the front and rear elevation and single window unit to the side elevation, providing ample natural light to the roof space bedroom. There is an economy 7 night storage heater and two double electric socket.



Bedroom 5 - 6.5m x 3.9m (21' 4" x 12' 10")

A double room accessed off bedroom 4 located in the converted roof space. The room has Velux skylights to roof allowing ample natural light, exposed stonework and timber beams. The room also contains cupboard space housing the hotwater tank.



Laundry, Gym & Store - 9.4m x 3.5m (30' 10" x 11' 6")

Adjoining the farmhouse are two further traditional stone built buildings with slate roof. Part is converted in to a laundry room plumbed and wired for washing machine etc with fully concreted floors the second currently provides for log and coal storage.



Garden and Orchard

A large lawned garden with mature borders adjoins the farmhouse to the western gable. The garden area has a cobbled pathway leading down to a mature orchard containing fruit trees such as Damson, Apple and Bullace and currently has penning for chickens.



Externally

Stone Barn - 25m x 12m (82' 0" x 39' 4")

A large traditional 6 bay stone built barn under slate roof with lean to cattle shippens on the south and west elevations. Covering an approximate footprint of over 304m² (3276sqft) the barn has great potential for further development subject to planning permission. the barn has concrete and flagged floors throughout, electricity supply and mains water. Currently the barn is used for agricultural activities in the main and has been customized for the accommodation of horses, tack rooms and garaging facilities. The barn has two large loft areas also used for amenity and storage and solar pannels to the south elevation.



Old Dairy - 6.9m x 1.8m (22' 8" x 5' 11")

The old dairy provides a useful storage/garden shed constructed from block, with concrete floor and fiber cement roof sheets. The building is adjacent to the farmhouse and has an electricity supply with two double electric sockets and a center light fitting.



Paddock - 0.5 acres

Shown on the attached plan extending to approximately 0.5 acres the land provides good access provision from the highway via a field gate. The land is well fenced and walled with direct access to the barn and yard area.



Services

Mains Water

Mains Electricity

Oil fired central heating system

Septic tank drainage

Tenure

Freehold with vacant possession on completion

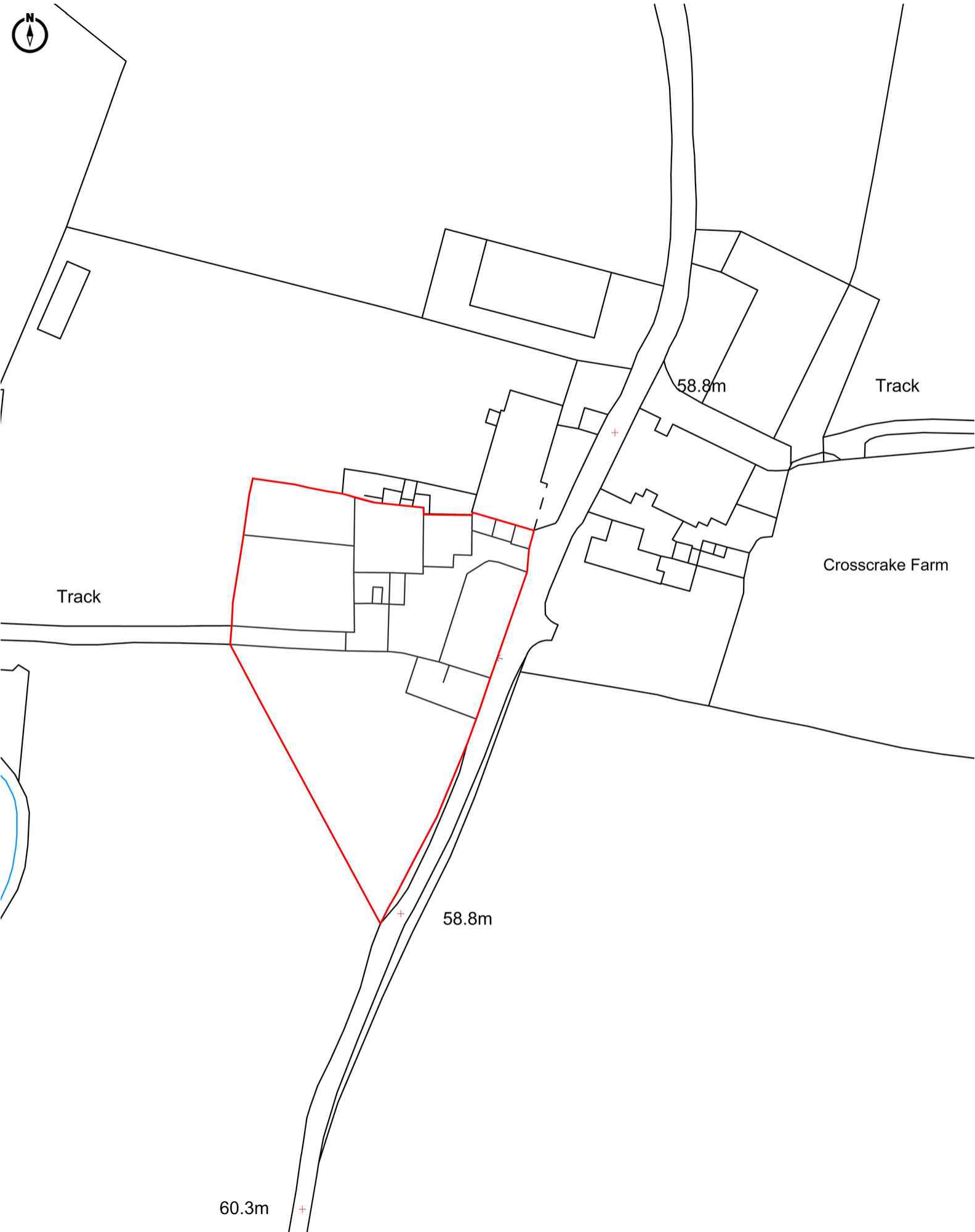
Planning Authority

South Lakeland District Council

Council tax band - F

EPC rating - D

Plan of Land





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