



Rare Development Opportunity For Sale

Thornhow Barn, Patterdale Estate, Nr Glenridding, Cumbria CA11 0PJ

Edwin
Thompson





PROPERTY SUMMARY

- Attractive stone-built bank barn with residential redevelopment potential, subject to planning
- Idyllic location within the Grisedale Valley, surrounded by open countryside and fell views towards Striding Edge and Helvellyn
- Honey-pot Lake District setting within easy reach of Patterdale and Glenridding and a network of popular walking routes
- Part of the historic Patterdale Estate, offering character and a rare development opportunity in a protected landscape
- Offers invited in excess of £230,000 for the freehold interest



INTRODUCTION

An attractive barn conversion opportunity set in the Grisedale Valley with direct road access from Patterdale and being a detached stone-built barn with potential for residential conversion, subject to planning. The 'honeypot' location in The Lake District National Park is on the route to Striding Edge and Helvellyn, boasting panoramic views and being part of the stunning Patterdale Estate.



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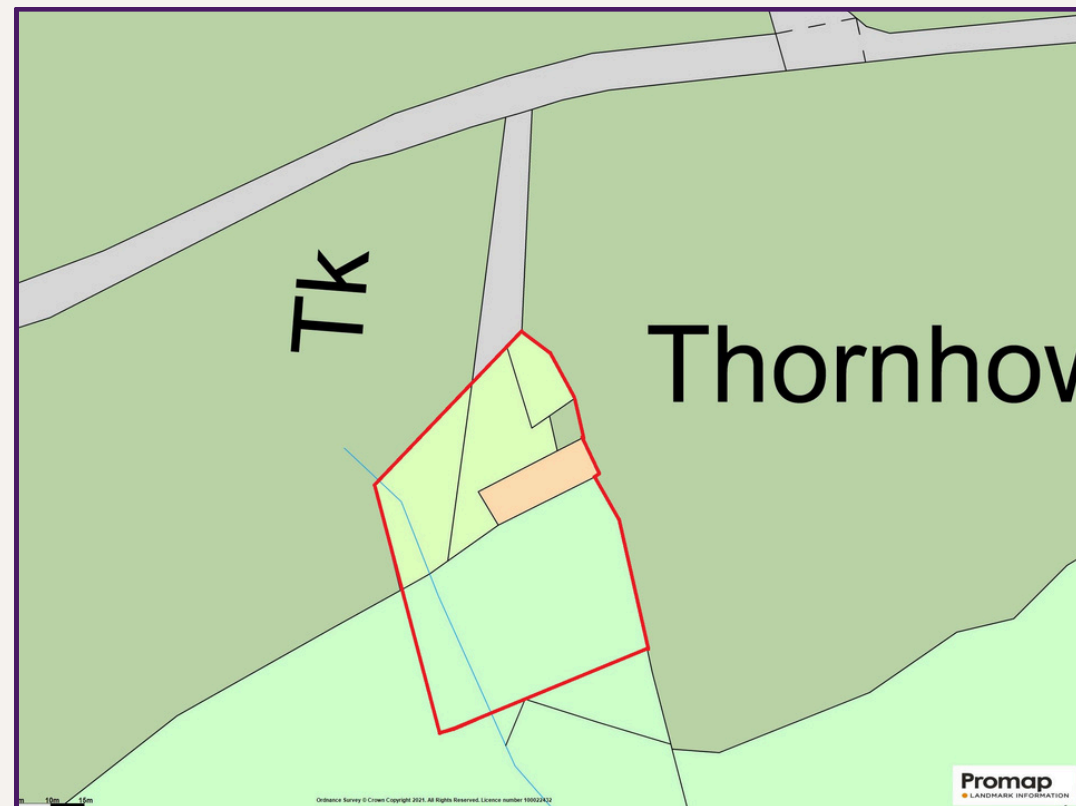
LOCATION

Thornhow Barn is situated in the desirable and pretty village of Patterdale, approximately 0.5 miles south of Glenridding in the north eastern area of the Lake District National Park, Cumbria and in the North West of England. Patterdale, that has a parish population of 501 (2011 Census), is developed in the Ullswater Valley and at the southern end of Ullswater Lake, being a relatively remote but very popular tourist destination. The village is situated on the A592 which runs up the western banks of Ullswater and has a hotel, public house, primary school, youth hostel and campsites and is the starting point for fell-walks, most notably the Striding Edge path up to Helvellyn as well as being within close proximity to Glenridding which is another tourist honeypot in the Lake District National Park.

Glenridding is popular with walkers due to being at the foot of Helvellyn, the third highest mountain in England and has several campsites, a youth hostel, central village car park with Tourist Information Centre, local shops, two hotels and a number of Guesthouses/B&B's.

Patterdale is situated around 12 miles to the south west of Penrith, 16 miles south east of Keswick and 13 miles north of Windermere. The A592 connects Penrith and the A66 in the north east with Windermere in the south and from Windermere, the A592 connects with the A591 providing access to Kendal and Junction 36 of the M6, motorway circa 20 and 27 miles to the south east and Ambleside, 15 miles to the south.

Thornhow Barn is accessed via a single carriageway un-named country lane that runs up the Patterdale Estate and connects directly with the A592 around 800 metres to the north east. The land and property are situated between three field enclosures on the southern side of the above-mentioned country lane in, accessed from a farm gate and track which travels around 30 metres into the field, arriving at the yard and building.



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THE OPPORTUNITY

The property comprises a detached traditional bank barn, built in Lakeland Stone underneath a pitched slate roof. The building has two levels, the lower of which is accessed from the front/north, providing four separate animal enclosures, three of which have restricted head-height and a single storey lean-to on the eastern gable end which has more conventional head-height.

The upper/rear floor is formed in two separate rooms, accessed via timber doors and a steel gate from a raised plateau to the rear/south.

Internally, the under-croft floor comprises various animal pens, traditional byers, exposed stone walling with the underside of the timber flooring from the first floor forming the ceiling.

At first floor, the accommodation has timber flooring, exposed stone walls, slat windows to the front/northern elevation and an apex open ceiling with exposed timber trusses.

Externally, the front enclosed yard is bounded by stone walling and the rear is a mixture of meadow and woodland. There is rights of access from the adjacent access lane to the subject land and property.

Previous planning advice enquiries suggest that residential conversion may be acceptable as the barn has potentially been lived in historically. Interested parties should discuss potential scheme proposals with The Lake District National Park Authority, telephone 01539 724555.

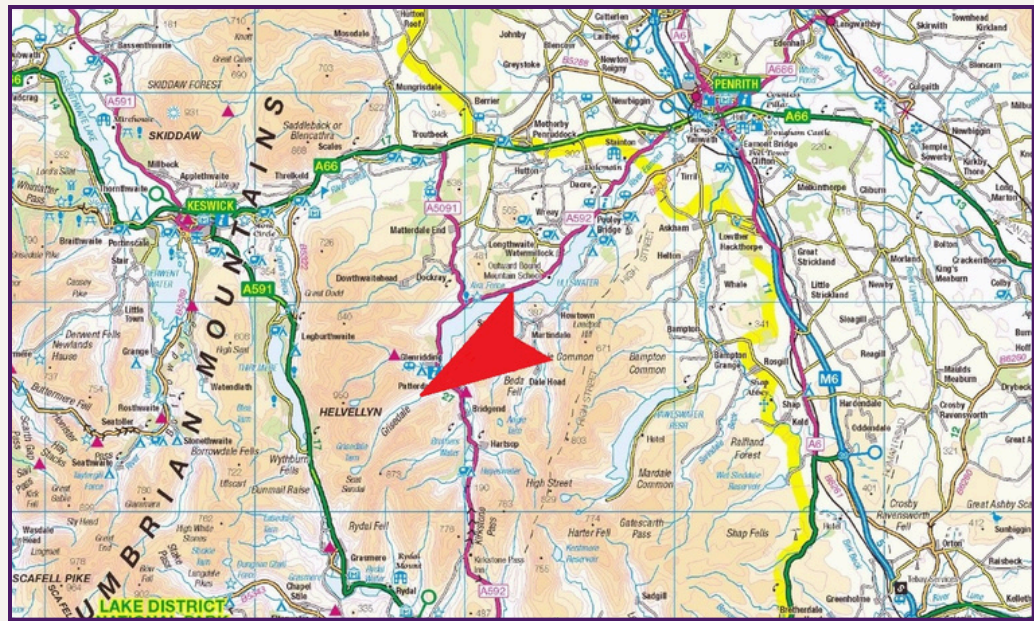
ACCOMMODATION

The property has been measured on a gross internal area basis as follows:

Lower Level	90.89m ²	(978 sq ft)
Upper Level	82.17m ²	(884 sq ft)
Total Approximate GIA	173.06m ²	(1,863 sq ft)
Approximate Site Area	0.147 Hectares	(0.363 Acres)

SITE CONDITIONS

The purchaser will be responsible for the assessment of ground and building conditions and will need to satisfy themselves that conversion and redevelopment development can take place safely.



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SERVICES

Interested parties are advised to rely upon their own enquiries for the availability of services and it is the responsibility of the purchaser to determine the exact position of existing services and to arrange for any modification/connection of these to the development in consultation with the relevant services providers.

There is an electricity pylon in the adjacent field to the east and mains water is laid in the road adjacent to the entrance gate in.

PROPOSAL

Offers are invited in excess of £230,000 for the freehold interest of the Vendor's ownership contained in Title Number: CU344900.

It should be noted that the Vendor and Edwin Thompson LLP are not obliged to accept the highest or any offer/proposal, without prejudice and subject to contract.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.



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CONTACT

The property is available to view by prior arrangement with the Agents Edwin Thompson LLP. The building is unsafe to access internally and interested parties should not enter the site and/or property unsupervised. Contact:

Tel: 01539 769790

JOHN HALEY

j.haley@edwin-thompson.co.uk

PAUL EVANS

p.evans@edwin-thompson.co.uk

ELLIE OAKLEY

eoakley@edwin-thompson.co.uk

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6. These particulars were prepared in October 2025.

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