

**BLENKET FARM HOUSE, ALLITHWAITE,
GRANGE OVER SANDS, LA11 7RL**



**HOUSE & BARNES WITH PLANNING
PERMISSION
FOR SALE BY PRIVATE TREATY**

Price OIRO: **£575,000**

Viewing: By prior appointment through Richard Turner & Son Crooklands Office.

Location

Blenket Farm House and Barns are located in a secluded corner of the quaint village of Allithwaite. Grange over Sands being some 1 and half miles away has a popular sea front promenade and many local amenities.

Blenket Farm House and Barns are under 3 miles away from the historic village of Cartmel, home to the picturesque Cartmel Racecourse, Michelin Star restaurant “L’Enclume” alongside other highly rated dining facilities as well as being home to the impressive Cartmel Priory. The Farm House and Barn are also just over 2 miles away from Holker Hall which hosts many popular events including Winter Markets, a Chilli Fest and a Spring Fair. The village of Flookburgh is just over a mile away and hosts the annual Steam Fair.

The busy market town of Kendal is some 15 to 16 miles away via the A590 and A6. The Lake District is only a short drive away with Bowness on Windermere is also 15 to 16 miles away and the southern tip of Lake Windermere being some 8 to 9 miles away, home to Fell Foot Park hosting a variety of water sports and beautiful gardens.

Blenket Farm House and Barns all benefit from excellent public transport links being only 1 mile away from the train station at Kents Bank, Grange over Sands and junction 36 on the M6 being just under 15 miles away along the A590. There are several highly rated primary schools nearby with a good choice of high schools in the surrounding area.

The locality provides open access to miles of off road walking with quiet lanes and tracks throughout the surrounding area. They also benefit in having the highly rated Pheasant Inn also being nearby.

Description



The three to five bed farm house set over three floors is in need of modernisation and offers plenty of potential through development. The property benefits from mains electric, main water and mains gas.

Ground Floor

Reception room (4.80m x 2.60m): With a door leading out of the side of the house and the back of the house. This tiled floor reception also benefits from an open fireplace.



Kitchen (2.60m x 2.60m): Attached to the larger kitchen/dining area this kitchen has fitted kitchen units and a stainless steel sink with window above it.



Pantry: A useful pantry space also with possibility for conversion to other uses such as a small office space.

Hallway: Leading in from the front door and including the staircase up to the first and second floor.

Bathroom (3.80m x 4.20m): Large bathroom originally part of the barn next door and will become part of the two bed barn conversion once underway (shown on floor plan as barn).

Lounge (4.10m x 3.60m): Benefitting from a tiled fireplace, salt cupboard and window with a view down towards Humphrey Head.

Snug (3.40m x 3.40m): Currently used as a snug, this is a good sized room.

1st Floor

Bedroom 1 (3.30m x 3.80m): Seen below this bedroom benefits from a south facing window with a window seat and an excellent view out towards Humphrey Head. This bedroom also benefits from fitted wardrobe and drawers.



Bedroom 2 (2.70m x 3.80m): Seen below this bedroom also benefits from a south facing window with window seat and a view out towards Humphrey Head.



Bedroom 3 (3.20m x 5.20m): The larger of the three bedrooms this bedrooms also benefits from a raised ceiling and south facing window with window seat and a view looking out into the yard and also down to Humphrey Head.



Bathroom: With hand basin and bath.

W.C: Separate from the bathroom with low suite W.C.

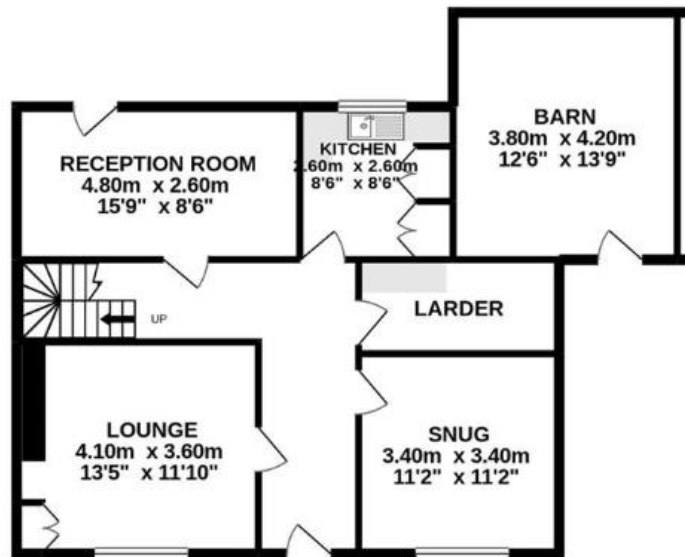
2nd Floor

Bedroom/Store Room 1 (4.00mx 3.50m): With roof light.

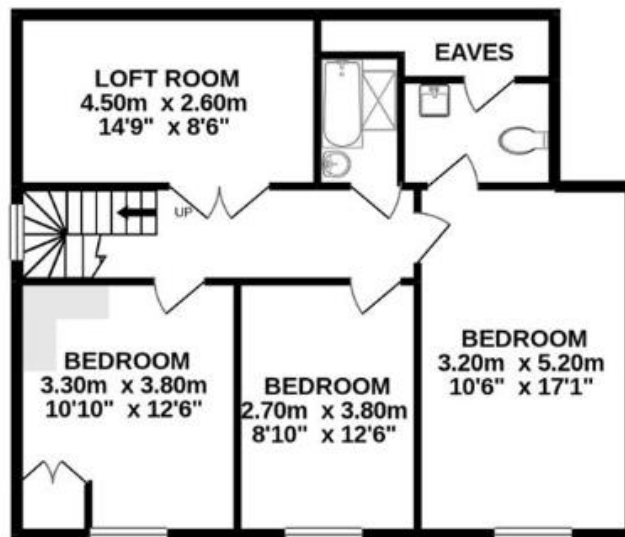
Bedroom/Store Room 2 (2.80m x 5.00m): With rooflight.

Storage area: With access from the above and potential for conversion to other uses.

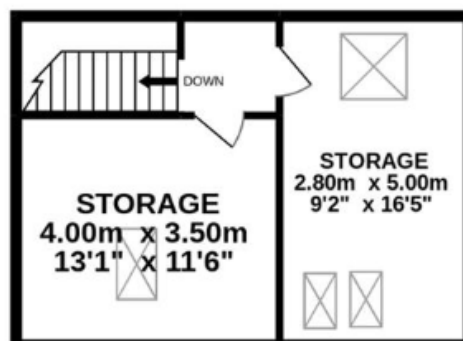
Ground Floor Plan



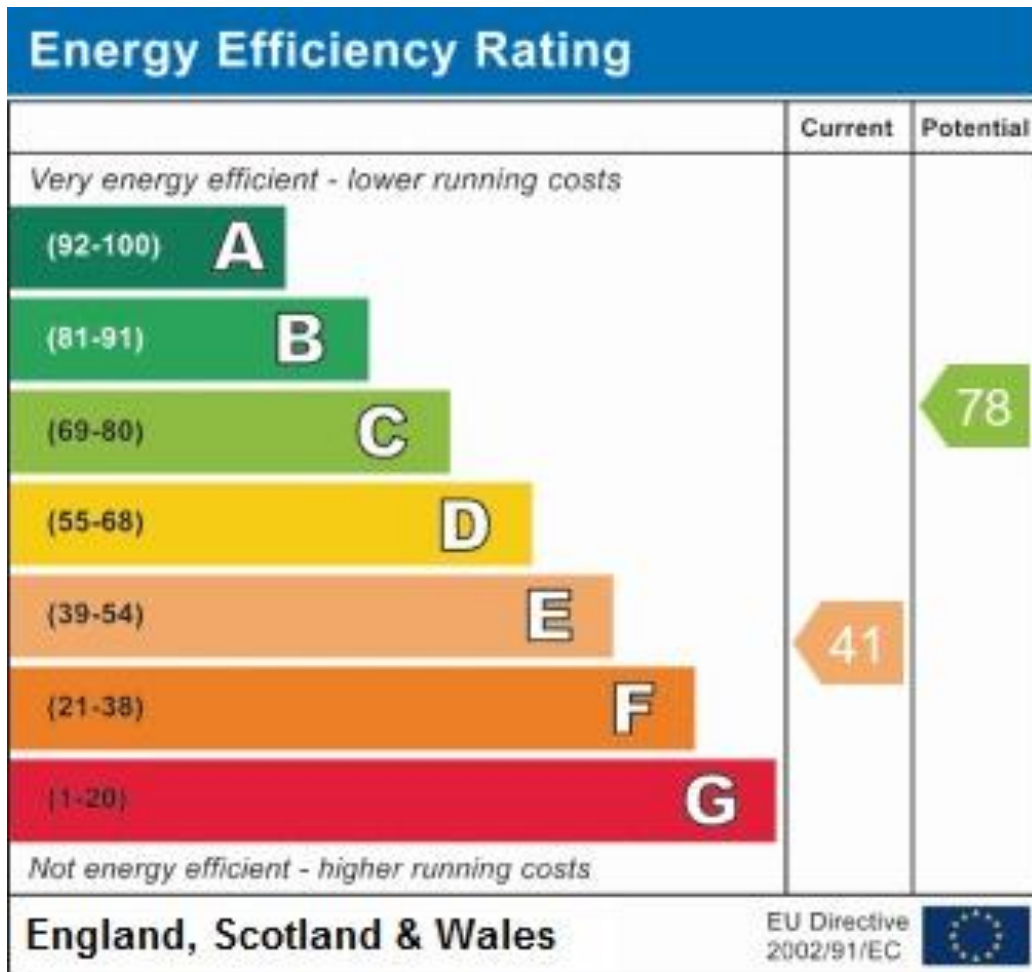
1st Floor Plan



2nd Floor Plan



Blenket Farm House, EPC



Outside:

There is also a roofed passageway that leads around the side of the house to a coal house. There is also a concreted yard area with ample parking for the eventual three properties this will become upon completion of the development.

There is also a building split into two sections that is currently used for storage but does benefit from having electricity connected, suitable for conversion to other uses such as an office area subject to the granting of appropriate permissions.

Towards the bottom of the yard there stables that include 5 stable bays.



Barns:

The barns have full planning permission which was granted on the 28th of August 1992. We are informed a technical start has been made on both barn conversions meaning the planning has not expired.

The planning application number is 5921762 and further details of the application can be found on the SLDC planning register.

Barn A:

Planning permission to be converted to a two bedroom dwelling.

This Barn is attached to the house and currently part of the ground floor is a bathroom that is used as part of the farm house. This would become part of the barn again as it is converted into a two bedroom dwelling.

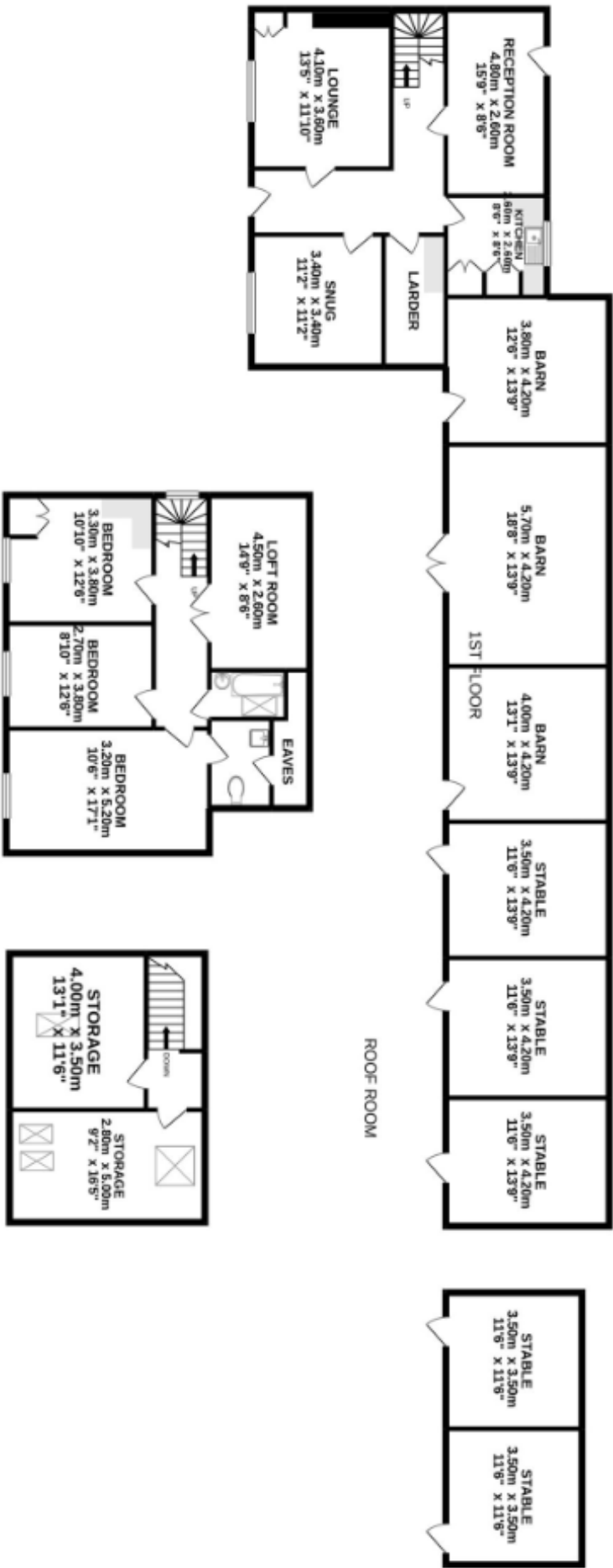
There is a space outside at the top of the property that is included with the barn and could become a patio/decking area for the house. (Pictures of Barn A on the next page).



Barn B:

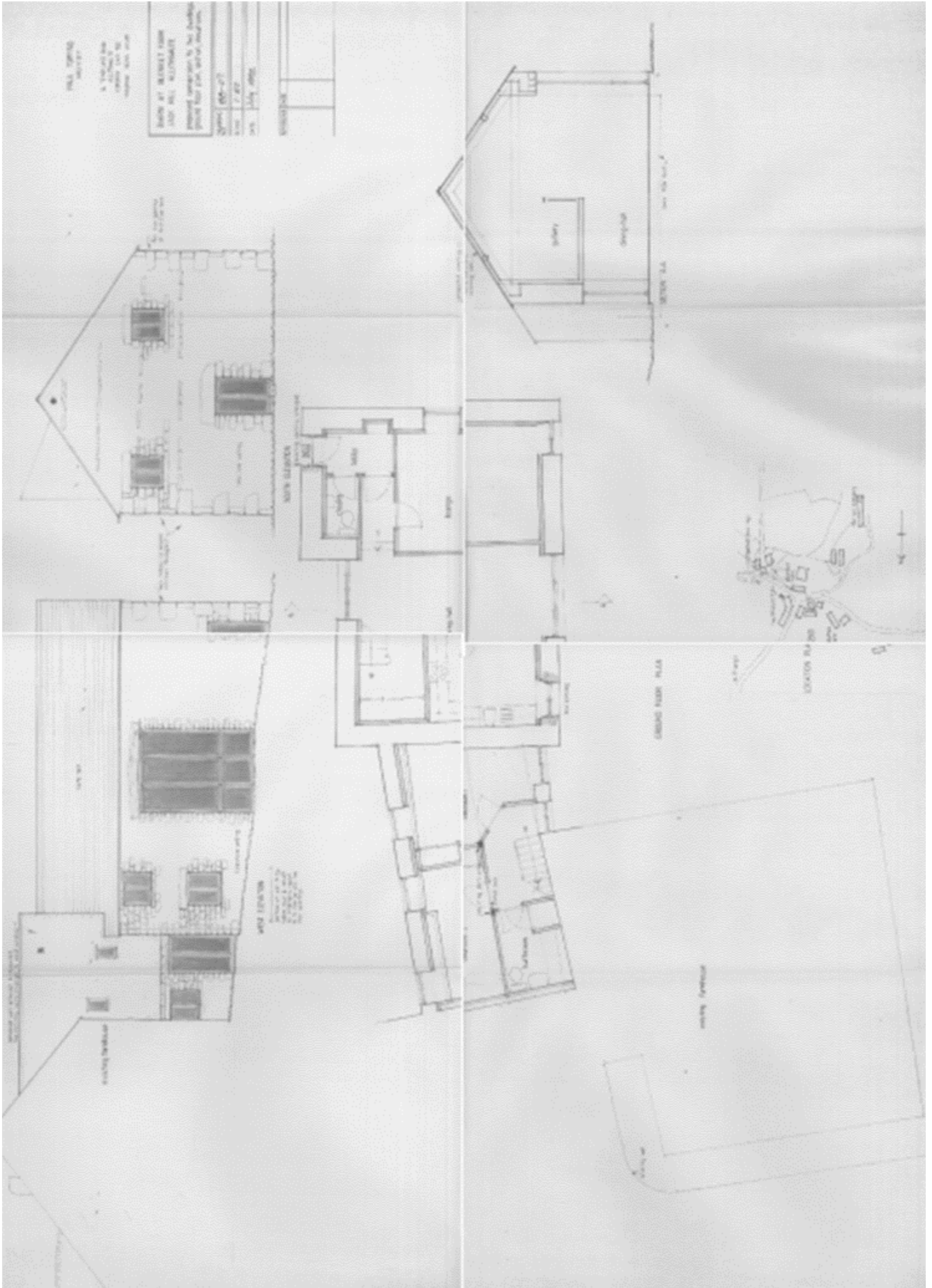
Planning permission to be converted to a three bedroom dwelling. This larger traditional stone barn has planning permission to be converted to a three bedroom dwelling.





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Planning Documents



SOUTH LAKELAND DISTRICT COUNCIL

Lower Allithwaite

Reference: 5/92/1742

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS

NOTICE OF GRANT OF PLANNING PERMISSION

To: Barden Planning Consultants
130 Highgate
Kendal
Cumbria
LA9 4HE

Name and Address of
applicant (if
different from
above):
Mr K Whitton
Blanket Farm
Allithwaite
Grange-over-Sands,
Cumbria

Site of Proposal: Blanket Farm, Allithwaite

Development forming
the subject of the
application: Conversion of redundant barn to two dwellings

In pursuance of the powers under the above Act and Orders, the South Lakeland District Council as district planning authority HEREBY PERMIT the development described in your application and on the plans and drawings attached thereto, received on the 21st day of July, 1992 subject to your compliance with the conditions specified hereunder.

- (1) The development to which this permission relates must be begun not later than the 27th day of August, 1992.

For additional conditions see attached sheet(s).

Reasons:

- (1) To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

For additional reasons see attached sheet(s).

Lothar Street
Kendal
28th day of August, 1992

P. Entwistle
Chief Planning Officer

SOUTH LAKELAND DISTRICT COUNCIL

Lower Allithwaite

Reference: 5/92/1762

Schedule of conditions/reasons on the granting of permission

Conditions

(2) This permission authorises no greater extent of re-construction than that described in the Structural Engineer's report submitted with the planning application.

(3) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 as amended, express planning permission shall be obtained for any development falling within Classes A, E or H of Part I, Schedule 2 of that Order.

(4) Before the dwellings hereby permitted are first occupied turning space and parking space for a minimum of three vehicles shall be provided within the site in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.

Reasons

(2) To ensure that the new dwellings are formed by the conversion and conservation of the existing buildings.

(3) To ensure that extensions, garages, outbuildings and fences, and other such development permitted by the Town and Country General Development Order 1988, will not detract from the appearance of the development or create conditions of danger to users of the adjoining highway.

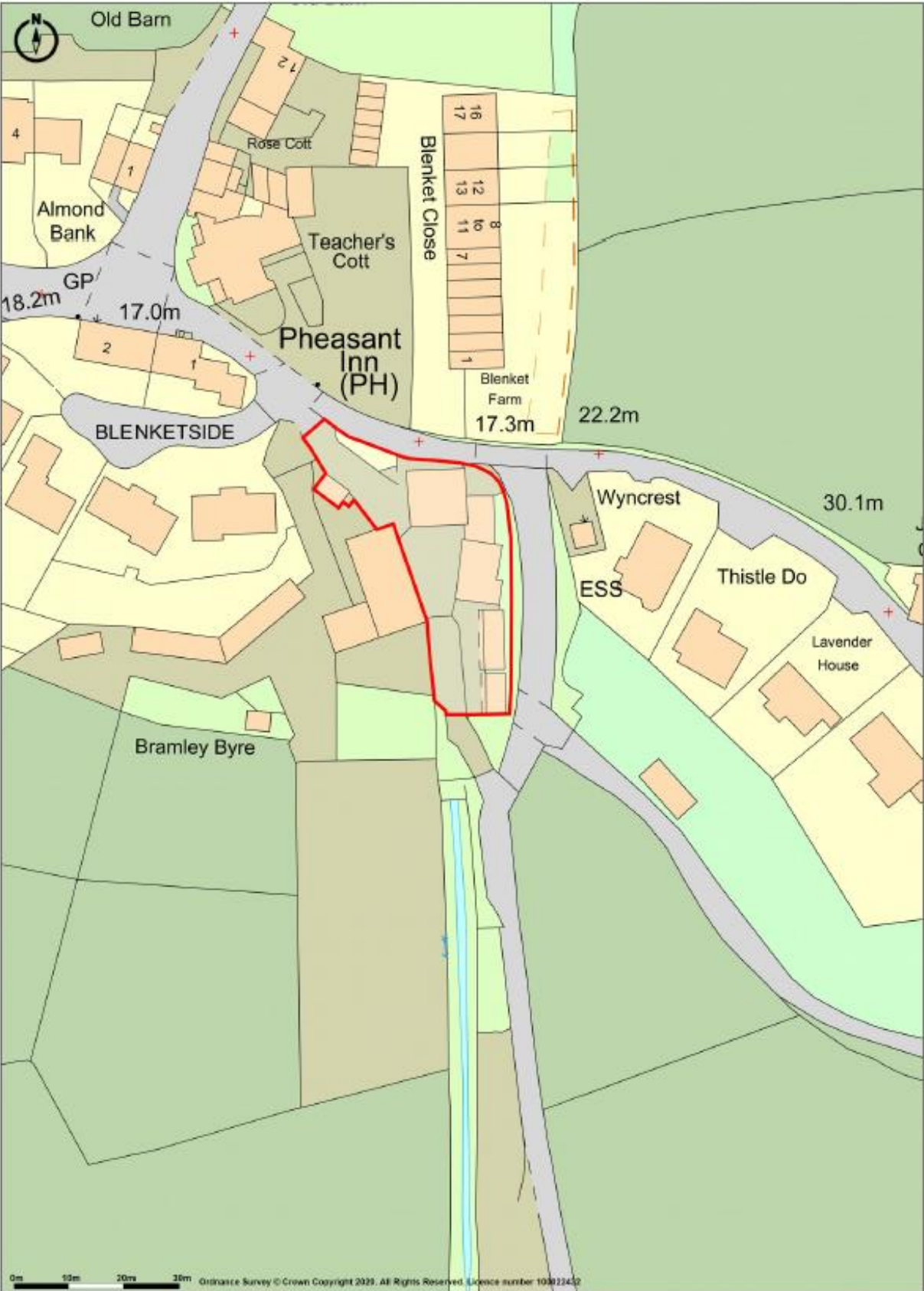
(4) To prevent the obstruction of the adjacent highways and maintain the free flow of traffic on them.

(5) In the interests of public safety.

Lowther Street
Kendal
28th day of August, 1992

P. Curran
Chief Planning Officer

Sale Plan



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

Services: Mains water, electricity, gas and drainage connected.

Tenure: Freehold with vacant possession upon completion.

Council Tax: **Council Tax Band F - £2,776.20**

Agents: Richard Turner & Son, 14 Moss End, Crooklands, Milnthorpe, LA7 7NU. Tel: 015395 66800. Through whom all offers and negotiations should be conducted.

Location Plan



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

MISREPRESENTATION-ACT-1967:

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