



## WHINS FARM Howgill, Kendal, LA8 0BT

**Price: Offers in the Region of £699,950**

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

Richard Turner & Son are delighted to bring to the market this detached farmhouse with a selection of generous and varied outbuildings including a large, detached barn and circa 62.243 acres.

A fabulous opportunity to purchase a traditional upland stock rearing farm including sheep gaits on Frank Fell. Consisting of: Stone built detached three bedroomed farmhouse (*in need if complete modernisation*), traditional stone barn/shippon/loose boxes/block built, cement rendered shippon, dairy and loose housing under a recently renewed corrugated roof. Idyllically nestled on a gentle south westerly facing incline at the foot of the Howgill Fells in the stunning Yorkshire Dales National Park and yet just 4 miles south of Tebay/M6 J38.

**NO CHAIN DELAY  
INCLUDES FELL RIGHTS ON HOWGILL FELL**

Council Tax Band C

Energy Performance Certificate Band G

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

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## Farmhouse Accommodation Comprising:

### Ground Floor:

**Front Porch:** Leading into the main lounge.

#### **Lounge:**

11'99 x 11'91 (5.87m x 5.66m) Single glazed window to the front with built-in window seat below. Open fire with tiled surround and hearth. Original built-in cupboard to one side of the chimney breast, beams to the ceiling, telephone point, timber 'latch' door and radiator.

#### **Dining Room:**

12'0 x 10'91 (3.66m x 5.36m) Single glazed sash window to the front with built-in window seat below. Open fire with tiled surround and hearth. Beams to the ceiling, timber 'latch' door, radiator.

#### **Kitchen:**

10'83 x 10'19 (5.16m x 3.53m) Oil fired 'Aga' range, stainless steel sink unit with cupboard below. Single glazed window to the rear, understairs storage and a radiator. Timber 'latch' door leading back into the inner hallway and timber door leading to the rear porch.

**Rear Porch:** Built-in stone seating.

**Inner Hall:** Understairs storage and stairs to the first floor.

#### **Pantry:**

10'92 x 8'85 (5.38m x 4.60m) Original stone built shelving, two single glazed windows and timber 'latch' door.

### First Floor:

**Landing:** Loft access.

#### **Bedroom 1:**

13'45 x 12'04 (5.11m x 3.76m) Original feature cast iron fireplace, single glazed sash window to the front with built-in seating below. Beams to the ceiling, radiator, and timber 'latch' door.

#### **Bedroom 2:**

12'27 x 12'25 (4.34m x 4.29m) Single glazed window to the front with built-in seating below and a radiator.

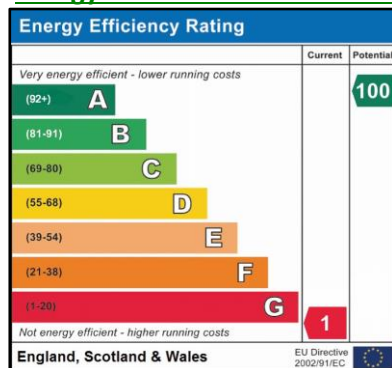
#### **Bedroom 3:**

10'76 x 9'03 (4.98m x 2.82m) Single glazed window to the rear and a radiator.

#### **Bathroom:**

10'76 x 9'01 (4.98m x 2.77m) Three piece 'Pink' suite comprising:- Cast iron bath, low flush WC and pedestal wash hand basin. Beams to the ceiling, radiator and single glazed window to the rear. Spacious double door airing cupboard housing the cylinder tank and shelving.

### Energy Performance Certificate



## Outside:

### **Large Barn with Attached Shippon:**

Stone and slate built with original cart door. Located to the side of the farmhouse.

### **Stable 1**

14'11 x 9'96 (4.55m x 5.18m) Stable door, power and light.

### **Stable 2:**

14'56 x 9'27 (5.69m x 3.43m) Stable door, power and light.

### **Railway Carriage/Wood Store:**

Constructed with iron beams and sheet panels of wood.

### **Static ABT Caravan:**

Two bedroom static caravan/open plan living/dining kitchen and shower room.

### **Pebbledash/Corrugated Roof/Concrete block Rendered Shippon:**

Comprising: **Main Part** (storage) 44'73 x 22'83 (15.27m x 8.81m) Cart door, power and light.

**Milking Parlour** 43'42 x 17'08 (14.17m x 5.38m) Four single glazed windows, five cow stalls, power and light.

**Provin Store Area** 13'60 x 10'18 (5.49m x 3.51m) Single glazed window and light point.

### **Cooling House:**

10'05 x 9'83 (3.18m x 4.85m) Next to covered porch area. To the front of this building is concrete hard standing and a 5 bar gate providing access to one of the fields. The roof to this building was replaced approx. 5 years ago.

### **Outside WC:**

Stone built.

### **Woodstore/Workshop:**

15'99 x 11'05 (7.09m x 3.48m).

### **Cart House:**

Stone and timber built with slate roof, power and light.

### **Land:**

Comprises 62.243 acres of upland stock rearing meadow and pastureland with sheep gaits on Frank Fell.

### **Garden and Driveway:**

Garden area mainly laid to lawn at the front of the house, the rear is grassed and the oil tank is located between the barn and rear of the house.

From the lane there is a cattle grid and then the concrete drive leads through the fields and up to the house/buildings.

**Services:** Mains electricity connected; springs water supply; oil fired central heating installed. Private septic tank drainage system.

**Tenure:** Freehold with vacant possession upon completion.

**Solicitors:** Thomson Hayton Winkley Solicitors, 114 – 116 Stricklandgate, Kendal, Cumbria, LA9 4QA.

Tel: 01539 721 945.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.

Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

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.

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.





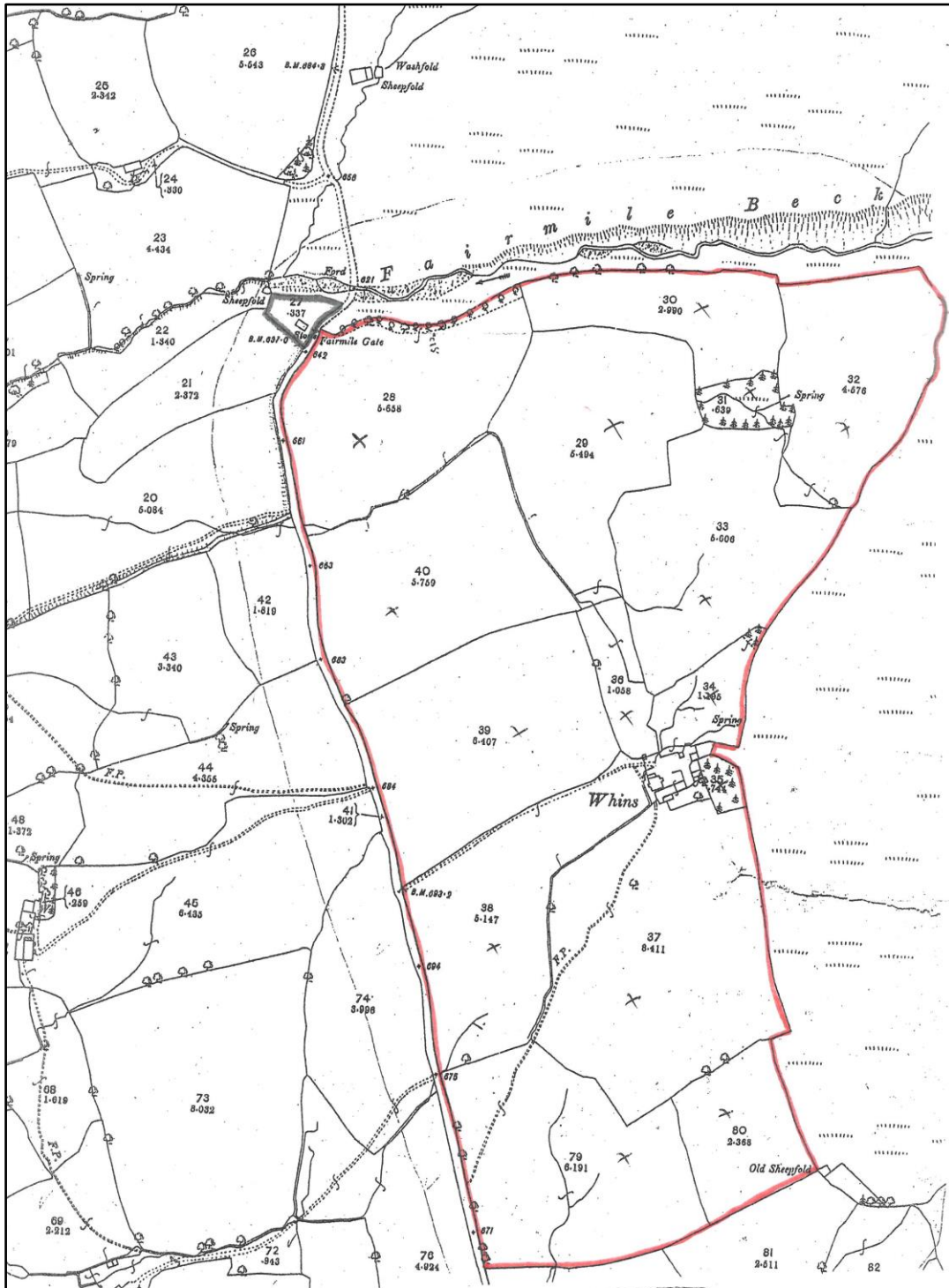




**Land Schedule:**

<b>OS Field No.</b>	<b>Description</b>	<b>Acres</b>	<b>Hectares</b>
28	Meadow	5.658	2.289
29	Pasture	5.494	2.223
30	Pasture	2.990	1.210
31	Pasture	0.639	0.258
32	Pasture	4.579	1.853
33	Pasture	5.606	2.268
34	Pasture	1.195	0.483
35	Wood	0.744	0.301
36	Pasture	1.058	0.428
37	Meadow	8.411	3.403
38	Meadow	5.147	2.082
39	Pasture	6.407	2.592
40	Pasture	5.759	2.330
79	Pasture	6.191	2.505
80	Pasture	<u>2.368</u>	<u>0.958</u>
		<b>62.246 Acres</b>	<b>25.183 Ha</b>

## Copy Conveyance Plan



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