



**Thwaite End Barn**  
Bolton-le-Sands



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## Thwaite End Barn

Bolton-le-Sands

Freehold £1,500,000

"Thwaite End Barn" is a superb traditional stone barn conversion offering four double bedrooms, two benefitting from en-suites and a separate one bedroom mews which could be used as an additional income or for multi generational living. Originally converted in 1993, the home is set in approximately 8.5 acres of stunning private gardens, grasslands and hard standing. The property boasts an internal swimming pool alongside a large gymnasium which has the opportunity to be used as a spacious home office, developed into further living accommodation or as a separate residence. Externally is a triple garage with an additional office space and kitchen, a large 'hanger'/agricultural building and a spacious hardstanding area. Imposing wrought iron gates lead to the meandering driveway and down to the property with spacious provision for parking. On the ground floor you enter via the welcoming sunroom and the entrance hall offers views over the gardens. There is a spacious living room, vaulted dining hall, and the fabulous kitchen/breakfast room - perfect for sociable cooking and dining. A separate utility room, which is a must for any busy family home, houses all the utilities and keeps the living areas clear. The swimming pool is accessed through the main home and leads through to the gymnasium also with the steam room, W/C and shower. A stunning bespoke staircase offers access to the first floor with four double bedrooms, the family bathroom and a versatile gallery which is currently used as an office area but would equally be as useful as a play room or hobby area. Located between Carnforth and Bolton Le Sands the property is perfectly located to access the local amenities. Bolton le Sands is a large village in Lancashire with good transport links. Morecambe and Carnforth train stations and the M6 Motorway are all approximately 5 minutes drive away and the main bus service passes through regularly. Within Bolton le Sands is a Post Office, fish and chip shop, 3 churches, 2 pubs, various restaurants and eateries and a primary school. There are an array of regular social activities for all ages to enjoy.





#### Entrance Sun Room

4.20m x 3.81m (13' 9" x 12' 6") - Stepping inside you are welcomed into the home by a lovely open entrance with raised seating area. An original exposed stone wall adds charm with views over the surrounding gardens with floor to ceiling glazing.

#### Breakfast Kitchen

6.17m x 4.58m (20' 3" x 15' 0") - A light and bright room that has been thoughtfully zoned to create a modern kitchen area with space for informal dining. White farmhouse style base and wall units complement the dark granite worktops. A central island provides further storage with a stunning Rayburn sitting proudly in an original brick inglenook surround. Integrated appliances include a dishwasher, fridge/freezer and microwave.

#### Hallway and Gallery

The bespoke oak staircase is a statement piece in the centre of the home. It meanders up to the first floor offering access to the bedrooms and further to the mezzanine gallery which is currently used as a home office but would be equally as useful as a play room or hobby space.

#### Dining Room

7.52m x 4.42m (24' 8" x 14' 6") - A formal space for dining with room to easily accommodate 10+ for sociable parties and family gatherings. The large picture window offers views out over the gardens. An imposing brick fireplace creates a fantastic focal point to the room and houses a Contura log burner for cosy evening meals.

#### Lounge

7.50m x 4.51m (24' 7" x 14' 10") - Double doors lead from the hallway into the adjoining lounge which boasts triple aspect views, flooding the space with light. Traditional beams add character and warmth to the room. A second Contura log burner sits focally within a tiled and hand carved wooden surround. There is access back into the entrance sun room.

#### Utility Room

3.52m x 2.33m (11' 7" x 7' 8") - A hallway leads from the kitchen with large cloak cupboards, a separate pantry and a spacious utility room with base and wall units, a sink and plumbing for a washing machine and tumble dryer.

#### Bedroom 1

5.54m x 4.40m (18' 2" x 14' 5") - A superb master suite with dual aspect windows offering two large walk in wardrobes and access to the en-suite.

#### En-suite

A spacious en-suite with aquaboard to the walls. Comprising of a traditional hand basin, W/C and stunning freestanding clawfoot Victoria and Albert bath.

#### Bedroom 2

6.18m x 3.90m (20' 3" x 12' 10") - A spacious double bedroom with traditional beams and a built in cabin bed.

#### Bedroom 3

3.60m x 3.43m (11' 10" x 11' 3") - A double bedroom with views to the rear.

#### En-suite

With a feature vaulted ceiling and traditional beams with a freestanding bath, hand basin and W/C. Mosaic tiles to half wall.



#### Bedroom 4

4.00m x 3.51m (13' 1" x 11' 6") - A double bedroom with dual aspect views over the gardens.

#### Swimming Pool

8.79m x 7.83m (28' 10" x 25' 8") - Measuring 6.10m x 4.27m, the internal swimming pool is an extension to the original building but remains in keeping with vaulted ceilings and exposed beams. There is a separate changing area for the leisure complex with a shower and W/C. Access from here out to the main courtyard.

#### Gymnasium

8.83m x 7.82m (29' 0" x 25' 8") - Accessed from the garages or from the swimming pool. Character beams and exposed wooden flooring seamlessly link the spaces together and benefitting from a separate steam room. There is further potential to use this space as a large office space or to develop it in to additional living accommodation for a relative or as an additional income.

#### Garage

8.58m x 7.51m (28' 2" x 24' 8") - Three separate electric up and over doors offer access to this fantastic space. Fitted with numerous power points, lighting and water with a separate office and 'gardeners kitchen'.

#### Separate Mews

Originally a traditional stone built stable block which has now been converted to offer 1 bedroom, high end, separate accommodation. Boasting an open plan kitchen and living area, a separate double bedroom and an en-suite shower room. Currently established for holiday lets for an income source but there is the potential for a change of use to an annexe or as a home for relatives with the relevant planning consents.

#### Externally

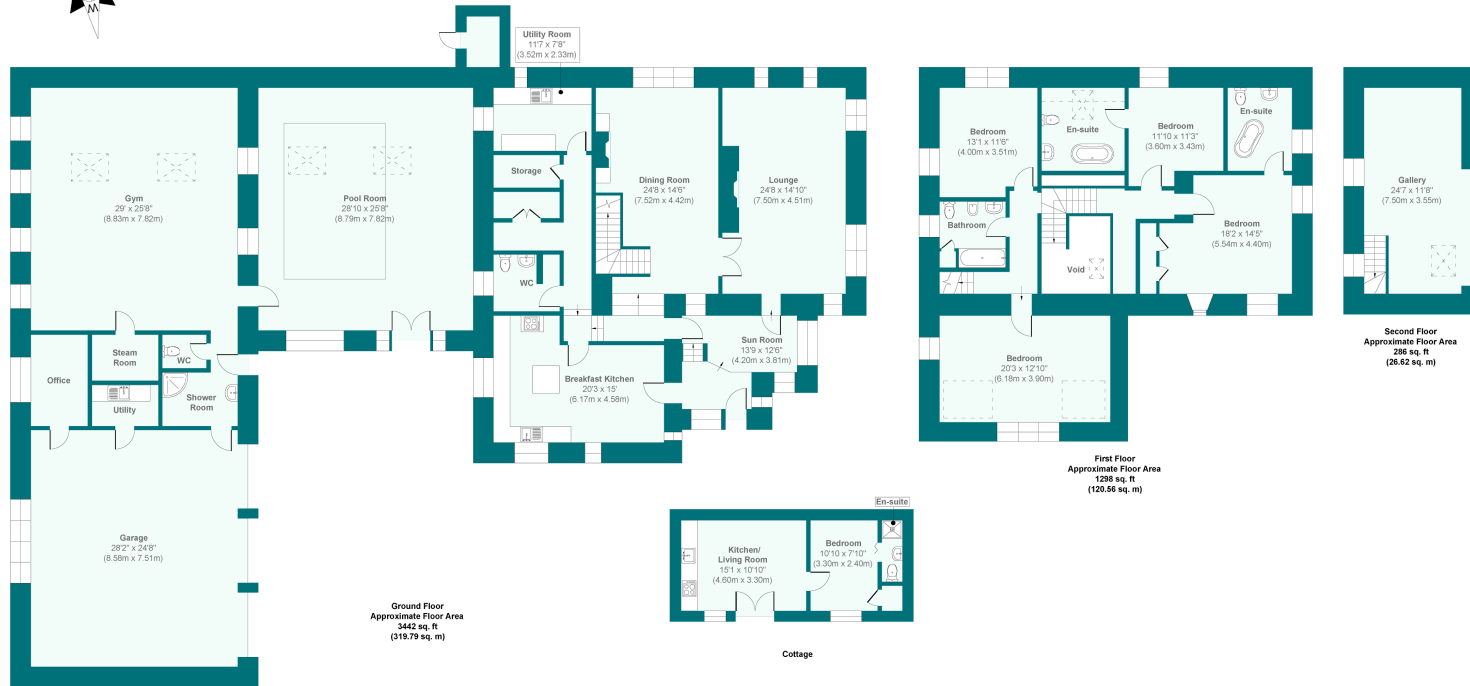
The expansive private grounds offer a versatile 8.5 acres of gardens, grassland and hardstanding. To the front the garden extends to 4 acres of ring fenced open fields with a more formal garden area adjacent to the property with manicured lawns, mature bushes and shrubs and a superb apple tree. To the rear there is a further 4 acres of agricultural land which would be ideal for grazing or for equestrian use. The potential for equestrian use could be further explored with a large 112ft x 130ft yard and space for stabling by converting the 'hangar' which measures 30ft x 43ft and comes complete with water, power and lighting. Currently within the 'hangar' is a small separate office and workshop area.

#### Useful Information

Heating - Mains Gas  
 Sewage - Private Klargester  
 Water - Private supply  
 Council Tax - Band G  
 Potential for agricultural/equestrian use - benefits from a holding number  
 Current running costs are available on request  
 PLEASE NOTE Development Claw-back: The property is sold subject to a claw-back provision of 25% for a period of 25 years for additional residential development over and above what the property currently offers by way of the residential dwelling and the holiday cottage accommodation to the stable block. Restrictive Covenants: The property is also subject to a restrictive covenant which prohibits the running of a business from the property.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	
		61	75

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