

Farmhouse & Annex Buildings, Bridge End Farm, Brookhouse, LA2 9NW

Offers Over £500,000

CGI IMAGE



Farmhouse & Annex Buildings, Bridge End Farm, Brookhouse

Offers Over £500,000

4 Bedrooms | 2 Bathrooms | 3 Acres

- Historic farmhouse with significant potential for renovation
- Planning permission in place for an extensive upgrade and conversion of adjacent outbuildings to provide additional accommodation.
- Ideal for multigenerational living, leisure or workspace, subject to the approved plans.
- Approximately 3 acres of land, suitable for smallholding, equestrian or general amenity use.
- Desirable village location within walking distance of Brookhouse and local amenities.
- Excellent connectivity, with convenient access to Lancaster, the M6 motorway and the wider North West.
- Access to well-regarded local schooling, both primary and secondary.



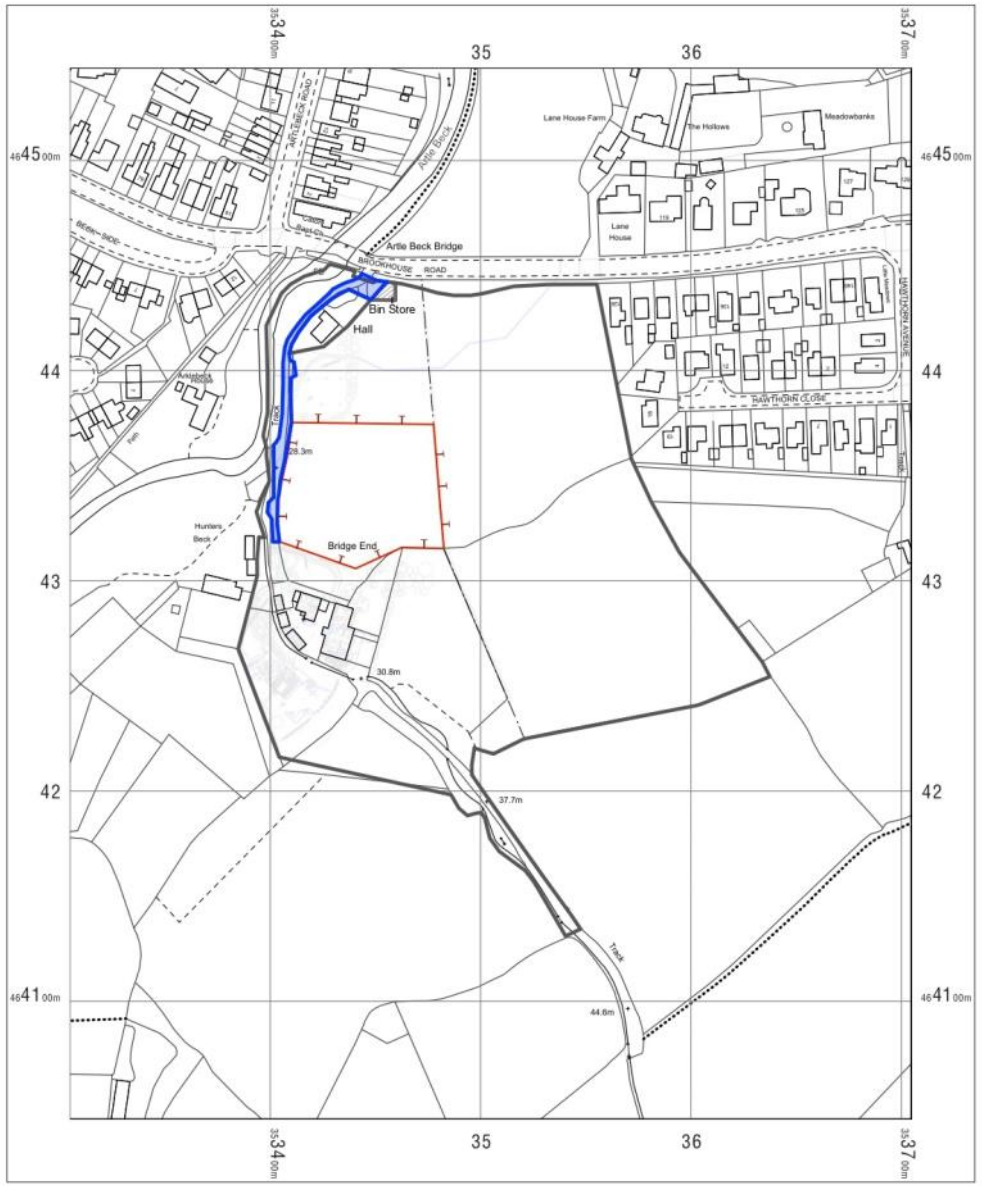


At the heart of Bridge End development, this historic farmhouse, extending to offers a traditional layout and considerable scope for transformation. With planning permission in place, the plans provide for a utility area, boot room, kitchen, living room, dining room, study, three bedrooms, including one en-suite, and a house bathroom.

Situated between the neighbouring villages of Caton and Brookhouse, the property is within walking distance of a range of local amenities and benefits from a choice of well-regarded local schools. Lancaster is readily accessible, while the M6 motorway can be reached via Junction 34, providing excellent connections across the region. Rail services from Lancaster offer convenient links to Manchester and London Euston.

The area is also well placed for access to respected local schools, making the property an appealing choice for families and those seeking a more rural way of life without sacrificing connectivity.

The approved plans provide an exciting opportunity to enhance the property while creating a home tailored to modern rural living, combining the character of the original farmhouse with contemporary comfort and practicality.



1:2500 @ A4

Red Edging - The registered property boundary is outlined with a thick red line

Blue Colour - Indicates the Farmhouse ownership with right of shared access

Black Hatch - Indicates Bin Store

N

Scale 1:2500 in metres

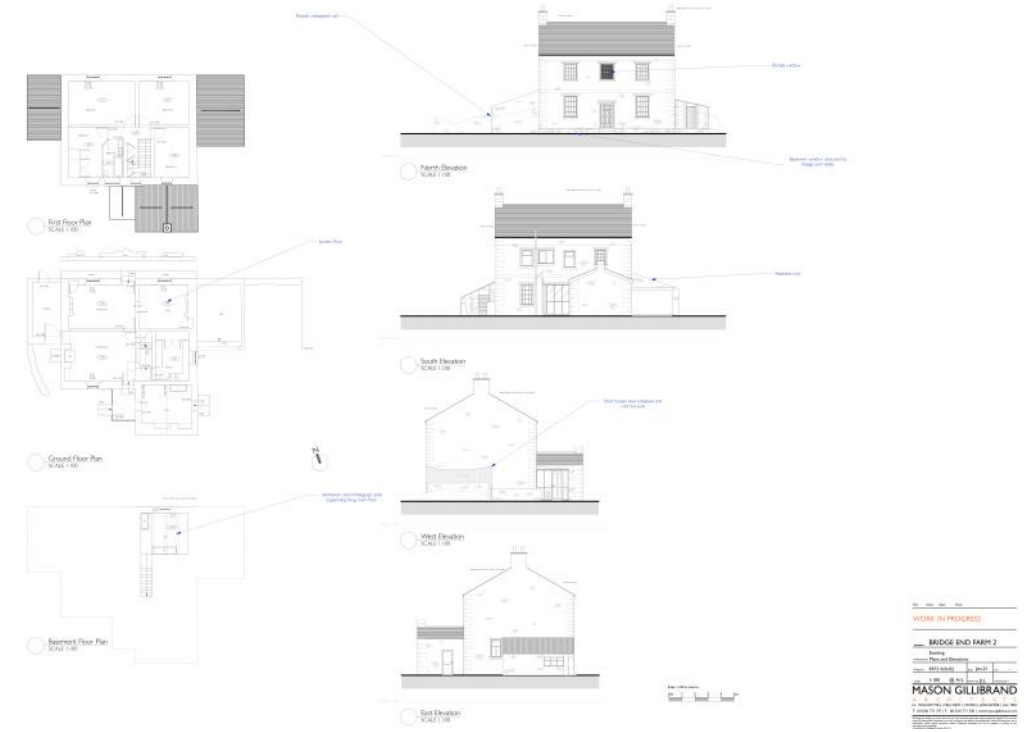
0m 20 40 60 80 100 120m

Adjacent to the farmhouse, the former cart shed and piggery extend to approximately 86 sq m (926 sq ft) and benefit from planning consent for conversion. The proposed accommodation includes a gym or workspace at ground-floor level, with an en-suite bedroom above. The approved scheme also offers scope to explore alternative uses within the consented plans, potentially creating self-contained annex accommodation or guest suites, subject to the relevant planning requirements.

A separate detached building, incorporating a study and WC, provides further flexibility and could make an ideal home office, creative studio or dedicated workspace.

Together, these buildings offer the opportunity to create a thoughtfully designed rural home with adaptable spaces to suit a variety of lifestyles.

A particularly appealing feature of Bridge End Farmhouse is the inclusion of adjoining land extending to 3 acres or thereabouts. Offering valuable space and freedom rarely found within a village setting, the land lends itself to a range of potential uses, including a smallholding, equestrian pursuits or private amenity space.

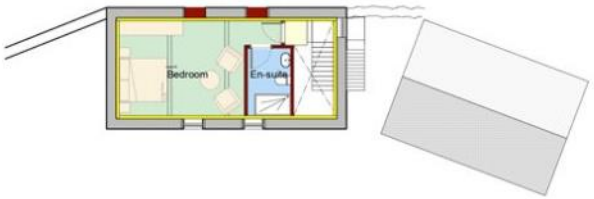




Whether envisaged as a country retreat, a family home with room to grow, or a lifestyle-led renovation, the combination of land, farmhouse and ancillary buildings creates a unique offering.

Approached via a private, tree-lined driveway alongside the river, Bridge End Farmhouse enjoys an attractive and secluded setting within the highly sought-after Lune Valley. Its position offers a rare combination of rural tranquillity, generous outdoor space and convenient access to village life.

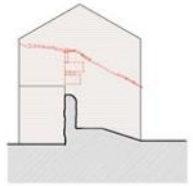
With the foundations of an exciting renovation project already in place, this is an opportunity to create something truly individual - a characterful country home offering space, versatility and an enviable village lifestyle in one of the Lune Valley's most desirable locations.



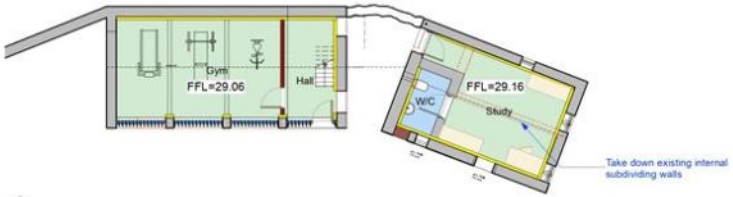
1 First Floor Plan
Scale: Scale:- 1:100



1 Northeast Elevation
Scale: Scale:- 1:100



1 Southeast Elevation Small Barn
Scale: Scale:- 1:100

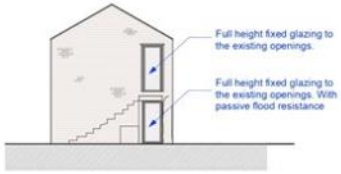




1 Ground Floor Plan
Scale: Scale:- 1:100



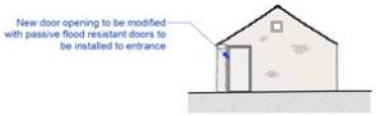
1 Southwest Elevation
Scale: Scale:- 1:100



1 Northwest Elevation Small Barn
Scale: Scale:- 1:100



1 Southeast Elevation Pigsty
Scale: Scale:- 1:100



1 Northwest Elevation Pigsty
Scale: Scale:- 1:100

A WC. 22.02.2024 Raised FFL to rear extension and added note for flood resilient doors

PLANNING

BRIDGE END FARM 2

Outbuilding Cartshed & Piggery

Proposed - Plans

5973/c/b/12 | Jul-22 | A

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

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General Remarks:

Services: The property has the benefit of mains water, mains electricity available and connected. Drainage is via a treatment plant which is proposed on the plans. Purchasers will need to satisfy themselves as to the suitability of the services.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Restrictive Covenants : None Known

Conservation Area / AONB : Forest of Bowland protected landscape

Easement, and Wayleaves or Rights of Way : The residential property known as Hunters Beck has a right of access at all times for all purposes along the driveway leading to the property. In addition, there is a right of access for the garage / store to the north of the site. Access to the property is shared with other properties within the development

Flooding : Documents relating to the flooding are available on the planning portal.

Broadband: B4RN is available locally.

Planning Consents affecting the property : Please note that plans are based on Ordnance Survey plans, the information provided is for reference purposes only.

Local Authority: Lancaster City Council

Council Tax: Properties to be assessed

Planning: The property has Planning Consent under Planning Application Reference **23/00946/FUL**, which was successful on appeal on 23rd May 2025 under Appeal Reference **APP/A2335/W/24/3357058**.
Any planning queries must be made directly to the local planning authority.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993.** Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Our vendors request only physical viewings to parties in a position to proceed.

Building Safety : The buildings require refurbishment health and safety must be followed when entering the site and all viewings must be accompanied.

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referral Is :refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers.It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice.Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

What3words Location: ///shifts.greed.coiling

SUBJECT TO CONTRACT



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