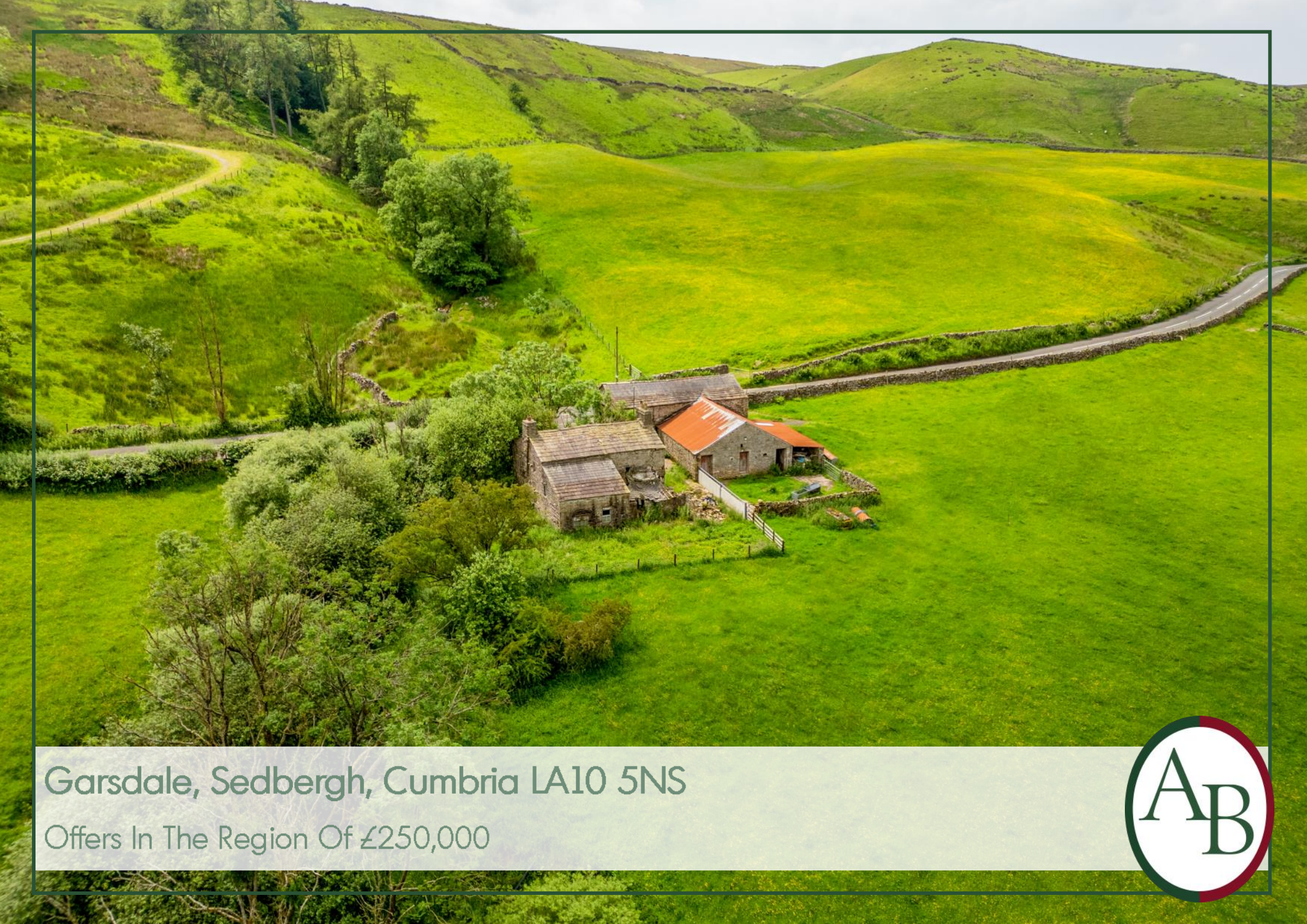


Garsdale, Sedbergh, Cumbria LA10 5NS

Offers In The Region Of £250,000



Garsdale, Cumbria, Sedbergh LA10 5NS

Offers In The Region Of £250,000

3 Bedrooms

1 Bathrooms

- Grade II listed character farmhouse and adjoining Agricultural barn and land.
- Redevelopment opportunity, requiring complete refurbishment with potential within the barn
- Located within the Yorkshire Dales National Park with stunning scenery and surroundings
- Generous plot of 0.3 acres or thereabouts





Nestled in the heart of the picturesque Yorkshire Dales National park this traditional Dales farmhouse, barn and adjoining land provides the potential to be completely refurbished to provide an excellent rural lifestyle home. The property itself has not been lived in for a number of years and offers a redevelopment opportunity in a stunning sought-after position.

A particular feature of the property is the inclusion of a traditional agricultural barn, offering a wealth of possibilities. Subject to the necessary consents, the barn could provide ancillary accommodation, workshops, garaging, stabling, storage or potential conversion, making it an attractive proposition for a wide range of purchasers.

Set back from the A684 the property is situated a short distance away from the quaint town of Sedbergh. Being famous for its charming streets, bookshops and cafes the town offers excellent amenities including an excellent local primary school and the highly regarded Sedbergh school. The property is also conveniently located for easy access to the market towns of Kirkby Lonsdale to the south and Kirkby Stephen to the north, Kendal and the Lake District beyond.

Potgill is a complete blank canvas, ideal for those purchasers looking to create a fabulous home in a highly sought-after setting. Being a stone character farmhouse there are plenty of original features and rustic charm to work with.





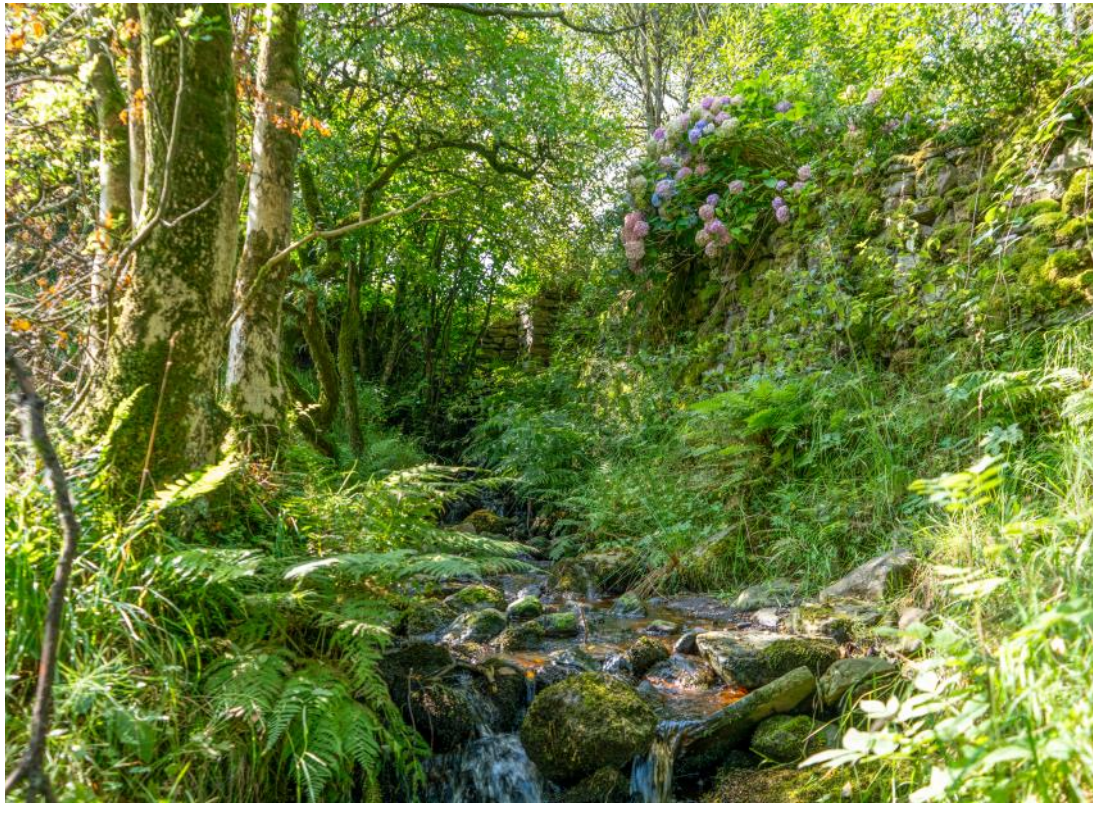


Accommodation currently comprises three bedrooms overs two floors and does have the opportunity to be extended, subject to the necessary planning consents. From the front the property opens into a former kitchen/living area with separate living room, utility and pantry to the rear, and a rear access area.

The first floor provides three bedrooms with an additional storage area and former bathroom. The internal accommodation would however benefit from being reconfigured in order to meet modern day tastes and living requirements, and as such there is superb scope to make this your own.

Externally the farmhouse sits centrally within its plot, with a former cottage-style garden situated at the front, a further lawned garden at the side and additional grounds extending beyond the beck at the eastern elevation, offering a quiet and peaceful setting. Beyond the house boundaries the land wraps around the adjoining barn giving the total site an area of 0.3 acres or thereabouts.

Potgill Holme represents an exceptional opportunity for purchasers with vision to create a superb rural home, enhanced by the valuable addition of a traditional barn and adjoining land, offering flexibility for equestrian, agricultural and lifestyle purchasers.





General Remarks

Services There are no services available to the property however services are available within close proximity. Please note that there has recently been an electricity supply connected to the dwelling however this has been requested to be removed by Electricity North West due to the property being vacant. Purchasers will be required to provide suitable drainage for the property however the Vendor may consider discussions in relation to this being located in surrounding land. Please note that this is subject to agreement by both parties.
There is no water supply however as with the drainage the vendor may consider a borehole being located on adjoining property, subject to a separate agreement

Overage: The property is sold subject to an overage for 25% for 25 years triggered on the implementation of planning permission for any additional residential dwellings. For the avoidance of doubt the site is permitted one residential dwelling on the site as a whole.

Broadband: B4RN is available on the site however there is no direct connection to the property.

Parking: On site

Construction Type: Stone construction.

Building Safety Issues: Please note that the property is in need of full renovation and redevelopment and as such parts of the property may not be accessible. There is no structural survey that has been undertaken and purchasers are required to satisfy themselves in this regard.

Restrictive Covenants : None so far as we are aware.

Listed Building: The property is Grade II listed under property listing reference 1384046.

Conservation Area: The property is located within the Yorkshire Dales National Park

Easement, and Wayleaves or Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Boundaries: The boundaries as per the property is intended have been demarked on the ground together with boundary responsibilities shown by the inward facing 'T' marks.

Sporting, Shooting & Mineral Rights: Believed to be in hand in so far as they are available.

Unimplemented Planning Consents: None that we are aware of.

Plans, Photographs & Measurements: The measurements as stated within the particulars have been taken from the Ordnance Survey mapping system, Promap and the Rural Land Registry plans. The information is provided for reference purposes only. The purchaser should have deemed to satisfy themselves as to the description of the property and any boundaries in place and any errors or mistakes shall not annul the sale or entitle any party to compensation in respect thereof. The measurement stated within the particulars have been provided from GPS mapping.

Flooding: The property has not flooded within the last 5 years. According to the Environment Agency website the property sits in flood zone 1.

Mortgage ability Please note that there are no services, kitchen or bathroom within the property. Purchasers will need to make their own enquiries as to whether or not it is suitable for standard mortgage purposes.

Local Authority: Westmorland and Furness Council, South Lakeland House, Lowther Street, Kendal, Cumbria LA9 4DQ.

Council Tax: The property does not currently pay council tax and has been deleted from the listing.

Title & Tenure: Freehold with Vacant Possession upon completion.

What3words: ///voltages. masking.agreeable

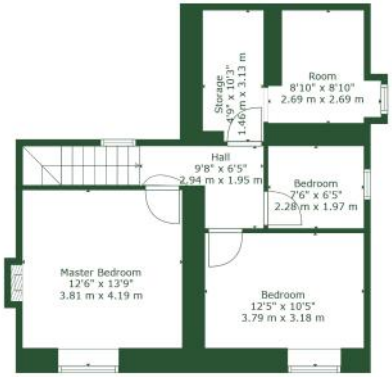
Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area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

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.

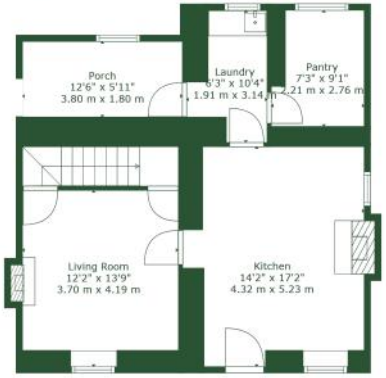
Mortgage Referrals We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage advisers 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.

SUBJECT TO CONTRACT. Photos taken June 2026



1st Floor



Ground Floor

TOTAL: 1178 sq. ft, 110 m2

GROUND FLOOR: 642 sq. ft, 60 m2, 1ST FLOOR: 536 sq. ft, 50 m2
EXCLUDED AREAS: PORCH: 74 sq. ft, 7 m2, FIREPLACE: 11 sq. ft, 0 m2, LOW CEILING: 29 sq. ft, 2 m2,
STORAGE: 48 sq. ft, 4 m2

This Floorplan Is Intended For General Reference And Illustrative Purposes Only. Measurements, Floor Areas And Orientation Are Approximate. Produced By Mo Media.



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

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.



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