

Whinfell, Kendal, Cumbria LA8 9EQ

Guide Price: £400,000 - For Sale by Public Auction (Unless Sold Previously)



Whinfell

Kendal

Cumbria LA8 9EQ

Guide Price: £400,000

For Sale by Public Auction

On Tuesday 10th November 2026 at 7:30pm

held at the Crooklands Hotel, Crooklands, Milnthorpe LA7 7NW

(Unless Sold Previously)

3 Bedrooms | 1 Bathroom | 18.23 acres

- Traditional farmhouse, buildings and approximately 18.23 acres (7.38 hectares) of land.
- Requiring complete renovation, offering an exciting opportunity to create a bespoke rural home.
- Superb smallholding and lifestyle opportunity occupying an elevated position with far-reaching countryside views.
- For sale as a whole or in up to two lots.





Occupying an elevated position in picturesque Whinfell, **Stone Hall** presents an increasingly rare opportunity to create a characterful rural property combining versatility, space and significant future potential. Set on the edge of the Lake District National Park, the property enjoys panoramic views across the surrounding rolling countryside.

At the heart of the property is a traditional stone-built, three-bedroom semi-detached **farmhouse**, together with an adjoining traditional **bank barn** and lean-to. Requiring full renovation throughout, Stone Hall offers a superb blank canvas for those looking to create a bespoke family home, equestrian property or smallholding.

The surrounding countryside provides an abundance of walking, cycling, riding and other outdoor pursuits, many of which can be enjoyed directly from the doorstep. The nearby market towns of Kendal and Sedbergh offer a good range of schools, shops, recreational facilities and everyday amenities.

For those travelling further afield, Junction 37 of the M6 is within easy reach, providing excellent access to the wider motorway network. Rail connections are available from Oxenholme Lake District station, which provides services on the West Coast Main Line, offering convenient links towards major towns and cities including Lancaster, Manchester, Birmingham and London.

Stone Hall farmhouse is full of character, retaining many of the original features and offering accommodation arranged over two floors.

The **ground floor** provides two well-proportioned reception rooms, together with a kitchen and useful pantry. To the **first floor** are three bedrooms and a family bathroom. A large attic room completes the accommodation and provides further versatile space, with potential for a variety of uses, subject to any necessary consents.

The property offers considerable scope for reconfiguration and modernisation while retaining the character and charm of the existing property.













Attached to the farmhouse is an impressive **bank barn**, comprising workshops, stores and shippons to the ground floor and an open first floor featuring exposed timber beams and traditional wooden barn doors. A further lean-to provides additional space and storage. This provides an excellent combination of storage and practical working space, with considerable versatility for a variety of uses. The barn also offers **potential for conversion**, subject to obtaining the necessary planning consents and any other relevant approvals.

Please Note: The structural integrity of the barn is poor. Internal access to the loft and the under-housing is precluded for this reason and interested parties should inspect on an external basis only. Care should be exercised when inspecting the property as a whole.

A useful static caravan is included with the property, positioned to the front of the dwelling.

The property extends in total to approximately **18.23 acres (7.38 hectares)** of pasture and meadow with a small parcel of woodland, surrounding the farmhouse and buildings. The land has been lightly farmed in recent years and benefits from excellent access directly from the farmyard. It would be well suited to a range of rural uses, including livestock, equestrian interests or hobby farming.

Offered as a Whole or in Two Lots

The property is available for purchase as a whole or alternatively in two separate lots:

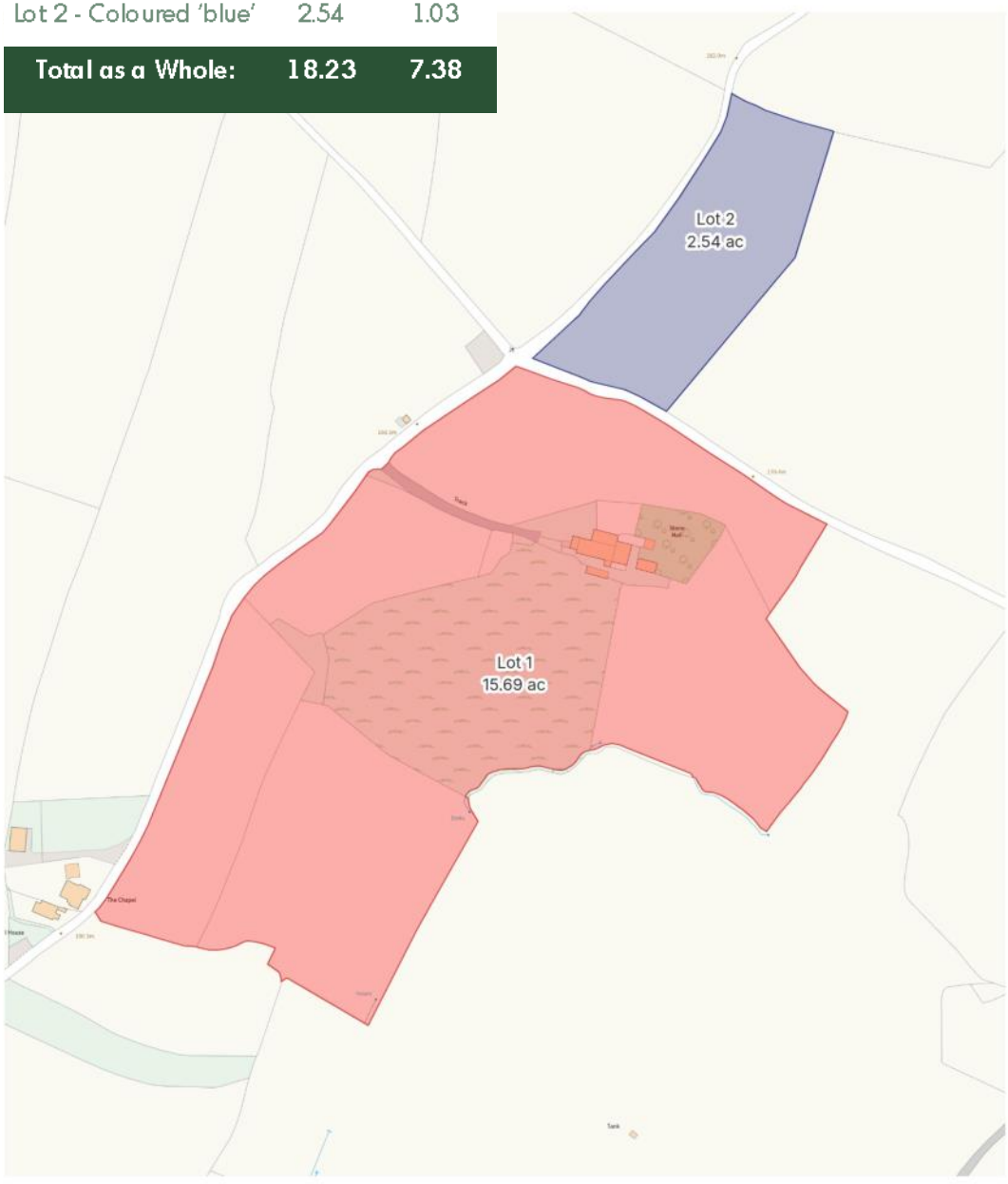
- **Lot 1:** Farmhouse, Buildings and approximately 15.69 acres (6.35 hectares) of pasture land, coloured in red on the sale plan.
- **Lot 2:** Approximately 2.54 acres (1.03 hectares) of meadow land, coloured in blue on the sale plan.

Whether acquired as a family home, lifestyle smallholding, equestrian property or an opportunity to create a home tailored to individual requirements, this is an increasingly rare opportunity to acquire a property of such character and potential in a sought-after rural location.





Lot Number	Acres	Hectares
Lot 1 - Coloured 'red'	15.69	6.35
Lot 2 - Coloured 'blue'	2.54	1.03
Total as a Whole:	**18.23**	**7.38**



Produced on Land App, Sep 23, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

50 m
Scale 1:2500 (at A4)

N



General Remarks

Services: Mains electric. We assume (so cannot guarantee) the property has a shared private water supply and the system is currently subject to a Regulation 6 Risk Assessment from the local council requiring the water to be boiled or a suitable treatment system installed before consumption. We understand the current foul drainage system is not fit for purpose and the installation of a Compliant System is required.

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 on completion.

Mine, Mineral and Sporting Rights: Included in so far as they are owned.

Construction Type: Solid stone construction with slate roof.

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

Council Tax: Band C.

Restrictive Covenants: None insofar as we are aware.

Conservation Area / National Landscape / National Park: Lot 1 is not located within any conservations areas. Lot 2 is located within the Lake District National Park.

Listed Building: None.

Subsidy and Environmental Schemes: None insofar as we are aware.

Easements, Wayleaves and 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.

There is a public footpath running through the property. A mains gas pipeline runs through the property which in on an Easement Agreement. There are overhead electric cables and poles location on the land on a Wayleave Agreement.

Flooding: The property has not flooded within the last 5 years.

Unimplemented Planning Consents: We are not aware of any planning consents affecting the property.

Method of sale: The land is to be sold by Public Auction and is being Sold as Seen. For the attention of Oliver Bateman and Sophie Barker.

Viewings: Viewings are strictly by appointment only due to Health and Safety.

Viewing days are being held on:

- 2 - 4pm on Thursday 8th October.
- 10 – 12pm on Tuesday 20th October.

Parties wishing to attend the Viewing Days must register their attendance prior to the dates.

Auction Process: Those persons wishing to bid at Auction should have carried out all checks, valuations, enquiries, surveys and procedures that are required prior to the sale. The successful bidders at the sale will be required to sign the Contracts of Sale which are legally binding on both parties and at the same time, pay over a 10% deposit which becomes payable. Completion will be set for four weeks after exchange (or may be sooner, by mutual arrangement).

The Contracts of Sale and search documentation will be available either at the Solicitors and Auctioneers offices for a period of 14 days prior to the Auction.

The Vendor reserves the right to accept any offers should they wish prior to the auction date.

Bidder information: Parties wishing to bid at the auction will need to register and will need a bidding number. Bidders can complete either of the following:

- Pre registration: Complete the registration form in advance and supply us with the identification prior to the auction, before receiving a bidding number on the night.
- Registration on the day of the auction: Complete the registration form at the time of the auction and bring identification with you.

Please see the Bidder Registration Form to the rear of the particulars for further information.

Note: Armitstead Barnett will complete an electronic address check and this will leave a soft ID print, but will not affect your credit rating.

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.

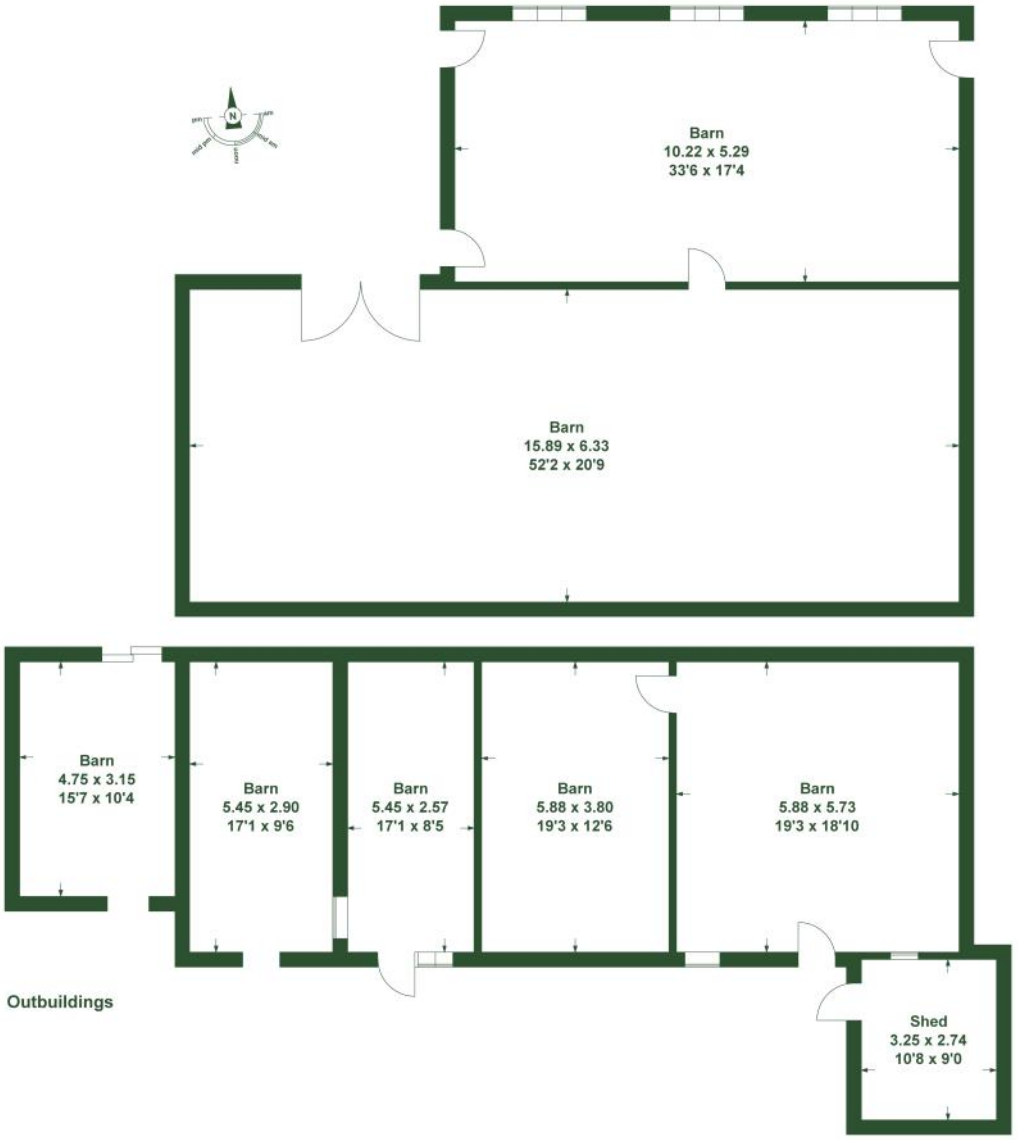
Auctioneers Details: Paul D Dennis FRICS FAAV c/o Armitstead Barnett, Lane Farm, Crooklands, LA7 7NH

Solicitors Details: The Rural Law Practice - ThomsonHaytonWinkley, Junction 36 Rural Auction Centre, Crooklands, Milnthorpe LA7 7FP
FAO: Liam Mulholland

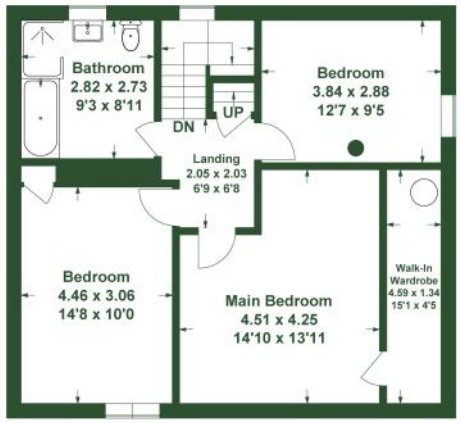
What3Words: ///solicitor.exchanges.stance

Approximate Gross Internal Area : 132.07 sq m / 1422 sq ft
Outbuilding : 271.62 sq m / 2924 sq ft
Total : 403.69 sq m / 4346 sq ft

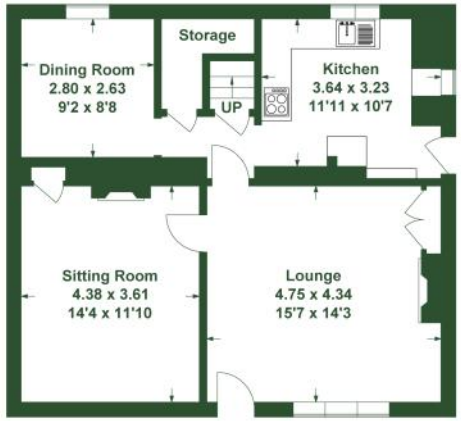
This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Outbuildings



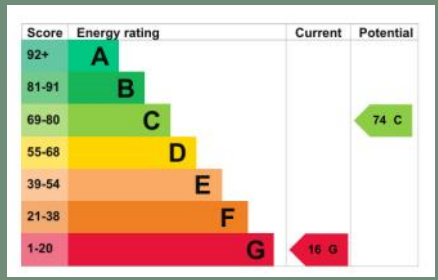
First Floor



Ground Floor

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





North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!

Abarnett.co.uk

Bidder Number:

BIDDER REGISTRATION FORM

Each bidder is required to complete a Bidder Registration Form and supply **2 FORMS OF IDENTIFICATION** to receive a bidding number.

NO BIDS WILL BE TAKEN FROM A PERSON WITHOUT A BIDDING NUMBER.

Please Tick: Buying as Individual: *(Complete Option A)*

Buying as an Agent or Company: *(Complete Options A & B Overleaf)*

Please complete the following details in full and **IN BLOCK CAPITALS**. Please ensure you are able to produce **2 FORMS** of identification prior to registering to bid; you are required to supply **1 FROM LIST A** and **1 FROM LIST B** as below.

OPTION A

First Name(s)…… Surname…….

Postcode…… Tel No. ……

DOB: …… Mobile No. ……

Email……

Company Details (if applicable):

Company Name…… Company Registration No. ……

Address……

Postcode…… Tel No. ……

Data Protection: The information provided on this form and the identification documents requested are required under the Money Laundering Regulations 2017 for identification purposes. Armitstead Barnett will retain these details for a period of 6 years from the above date. We would also like to send you information about other Armitstead Barnett products and services that might be of interest to you. We will always treat your personal details with the utmost care and will never share your information with other companies for marketing purposes without your permission. Please let us know if you would like us to contact you by selecting one of the options below:

Yes, I would like to hear about products and services

No, I don't want to hear about products and services

Bidder's Signature…… Date……

A bidding number will not be supplied if identification is not provided before the auction.

FOR OFFICE USE ONLY:

List A – Photographic Evidence	ID Seen
Current signed Passport	
Current Full UK/EU Photo Card Driving Licence	
Valid Identity Card (e.g. HM Forces, Police Warrant,	
Firearms or Shotgun Certificate	
Residence permit issued by the Home Office to EEA	
National Identity Card bearing a photograph of the	

List B – Photographic Evidence	ID Seen
Utility bill issued within the last 3 months	
Bank/building society/mortgage or credit card state-	
Inland Revenue self assessment or tax demand	
Local Authority Council Tax bill for current tax year	
Council or Housing Association rent card or Tenancy	
Electoral Register Entry	

OPTION B

(Delete as appropriate)

I can confirm that I am a Director of the company

I can confirm that I have written consent from the buyer stating they give me authority to bid and sign on their behalf

Legal Structure	Corporate ID required		Individual ID required	
A company (including a UK LLP) which is not listed on a regulated market such as the London Stock Exchange	Copy of Certificate of Incorporation Details of current Company Officers (i.e. directors and company secretary) and shareholders		Identity evidence for a) the individual dealing with the transaction and b) all other individuals or entities with 25% or more of the shares or voting rights in the company	
A company (including a UK LLP) which is listed on a regulated market such as the London Stock Exchange	Copy of a dated page from the website of the relevant stock exchange		Identity evidence for the individual dealing with the transaction	
A partnership of non-regulated professionals (except an LLP) with five or less partners	None (see the separate checklist for individuals)		Identity evidence for a) the individual responsible for the transaction and b) all other individual partners	
A partnership of non-regulated professionals (except an LLP) with six or more partners	Name of partnership Trading address Registered address (if any)		Identity evidence for a) the partner responsible for the transaction and b) one other partner and c) all other individuals who (directly or indirectly) are entitled to, or control 25% or more of the capital, profits or voting rights	
A partnership of regulated professionals (except an LLP) such as a firm of solicitors	Entry of details held by a relevant professional body		Identity evidence for a) the lead partner, b) one other partner, and c) all other individuals who (directly or indirectly) are entitled to, or control, 25% or more of the capital, profits or voting rights	
A Trust	List of trustees List of beneficiaries or class of beneficiaries Copy of the Trust document		Identity evidence for a) the trustee with responsibility for the transaction, and b) one other trustee, and c) all individuals or entities who: 1) have a specific interest in 25% or more of the capital of the trust property, or 2) have control over the trust, or 3) belong to a class of person whose main interest benefits under a trust which does not entirely operate for the benefit of specific individuals	
Other legal structures set up by law	Any document which establishes, manages or regulates the structure A list of any individuals who benefit (if applicable) or a list of the classes whose main interest is served by the structure		Identity evidence for all individuals or entities who 1) are beneficiaries of 25% or more of the property where the individual beneficiaries have been determined, or 2) fall into a class of person whose main interest benefits under the structure where individuals in that class are not determined, or 3) control 25% or more of the structure of the property under the structure	

We will require at least 2 forms of identification from Option B prior to you receiving a bidding number.

Bidder's Signature …… Date……