Offers Over £625,000



Armitstead Barnett

Ayside, Grange-Over-Sands, Cumbria LA11 6JE



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- Character farmhouse with adjoining annexe accommodation.
- Offering excellent opportunity for purchasers to upgrade and make their own.
- Situated within generous gardens and grounds, extending to 2.12 acres or thereabouts.
- Highly accessible location with far-reaching views across Morecambe Bay and the Lake District.

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Comprising a three-bedroom farmhouse with an adjoining one-bedroom annexe, set amongst 2.12 acres of gardens and paddock. With far-reaching views across Morecambe Bay and the Lake District Fells, this property enjoys a truly enviable position, combining rural charm with excellent accessibility.

Nestled in the small hamlet of Ayside, the property is perfectly placed to enjoy the beauty of the surrounding areas and the convenience of excellent transport links. Set on the edge of the Lake District National Park, the stunning Lakeland scenery is only a 5-minute drive away, offering endless opportunities for walking and exploring. The M6 motorway and nearby rail connections provide good access further afield, with Oxenholme Railway Station providing links to the West Coast Mainline with direct connections to Manchester, London and Glasgow. Whether for commuting or leisure, the location provides superb connectivity. For those with younger family, there are some excellent local schools, both primary and secondary, with a choice of private schools close by.

Being a property full of potential, Summer Hill's traditional character and generous grounds offer a superb base from which to create a dream home. Whether a family home, lifestyle retreat or a property with income potential, there is something for everyone.





Inside, the farmhouse provides generous accommodation, with a central porch leading to an inner hallway. To one side lies a generous lounge with dual aspect and outlook, on the opposite side there is a dining room which connects through to a well-proportioned kitchen. The kitchen provides wall and base units set around a two-oven aga. Beyond is a utility room, providing additional storage, laundry facilities and a personal access door.

The first floor provides three comfortable bedrooms, each enjoying open views over the iconic landscape. The bedrooms share the house bathroom, which provides a shower, WC and wash hand basin, with a separate WC adjoining. The principal bedroom has excellent potential for an ensuite bathroom to be added and the accommodation altered to suit a purchaser's needs.

The second floor is accessed via an existing staircase and features two large loft rooms, which provide scope for a variety of uses, such as further bedrooms, a home office or hobby-space.





Adjoining the main farmhouse is a one-bedroom annexe, which could easily be incorporated into the main farmhouse or provides an excellent opportunity for multigenerational living or investment potential. With its own separate access, the accommodation is self-contained and comprises of an entrance hallway leading to a kitchen with a range of wall and base units, WC and sink facilities. The lounge spans the full width of the property and has a dual aspect outlook towards the front. The first floor provides one bedroom and a house bathroom, which completes the accommodation.

Surrounding the property are beautiful gardens and grounds, with the benefit of an adjoining paddock area to the rear. In all, the grounds extend to approximately 2.12 acres, or thereabouts, and offer excellent versatility and potential for those looking for a rural lifestyle. The approach to the property is via a choice of driveways, which gives potential for the farmhouse and annexe accommodation to be split. Within the grounds there is a double garage building situated half way along the driveway, providing excellent storage and parking to the front. There is parking for several vehicles and ample turning space, or the ability to create an "in – out" driveway.

The setting of Summer Hill is both peaceful and practical. Its highly accessible location offers convenient access without compromising its natural and stunning surroundings.

General Remarks

Services: The property has the benefit of mains water, private sewerage and mains electricity. Heating is by way of an oil fired AGA and central heating system. The property is currently undergoing works to replace the drainage system to ensure this complies with the general binding regulations.

Parking allocated and number of spaces : On site for multiple vehicles,

Construction Type : Stone under slate roof.

Restrictive Covenants : None that we are aware of

Listed building : The property is not listed

Conservation Area / National Landscapes : The property sits on the boundaries of the Lake District 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..

Footpaths / Bridleways : We are not aware of any footpaths, rights of way or otherwise affective the subject property

Flooding : We are not aware the property has flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone one.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Broadband: Not connected but available locally.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

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.

Local Authority: Westmorland and Furness **Council Tax:** Band F (Annex : A)

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of [Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA]. 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.

What3words Location : ///jugs.another.deduct

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 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

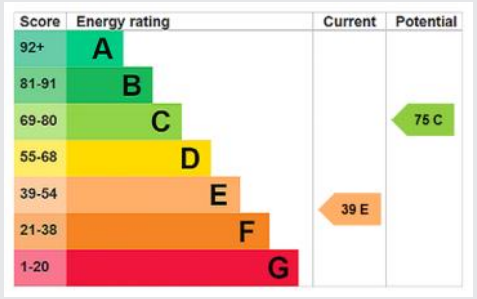
SUBJECT TO CONTRACT

Approximate Gross Internal Area : 266.77 sq m / 2871 sq ft
Garage : 24.32 sq m / 262 sq ft
Total : 291.09 sq m / 3133 sq ft



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
Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

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

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

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

Armitstead Barnett