

MICHAEL C. L. HODGSON

AUCTIONEERS, VALUERS, LAND AND ESTATE AGENTS

**SOUTH LAKELAND
LYTH
NEAR KENDAL**

PARTICULARS, PLAN AND STIPULATIONS OF THE SALE OF A DELIGHTFUL, PERIOD, TRADITIONAL STYLE WESTMORLAND FARMHOUSE WITH UNDOUBTED CHARACTER AND MUCH POTENTIAL FOR ALTERATION AND MODERNISATION, A RANGE OF OUTBUILDINGS, TWO ORCHARDS, AND FOUR, EXCELLENT SOUND VALUABLE PARCELS OF MEADOW AND PASTURE LAND, SITUATE IN A MUCH SOUGHT AFTER AREA IN THE LAKE DISTRICT NATIONAL PARK



**SOUTH LOW FARM
LYTH**

**Extending to 21.59 ACRES OR THEREABOUTS
To Be Sold By Public Auction at the TOWN HALL, KENDAL
on FRIDAY 12TH MAY 2000 AT 2.30PM**

SELLERS SOLICITORS:

Messrs Temple & Bargh Gatey Heelis, 41 Crescent Road,
Windermere, Cumbria, LA23 1BL
Tel No: 015394 42455 Fax No: 015394 42042

SOUTH LOW FARM LYTH

GENERAL REMARKS

South Low Farm, is, without doubt, a fine example of a typical Lake District Farmhouse built in the traditional manner of stone with an external roughcast finish and slate roofs and understood to originate from circa. 1654. The farmhouse occupies a slightly elevated site with a fine south and east facing aspect with splendid panoramic views across the picturesque Lyth Valley towards Scout Scar and Helsington Laithes. Apart from the attractions of the site, the property is ideally located for commuting purposes to Kendal and Windermere and also well placed for reasonable access to the M6, junction 36 which is within fifteen minutes drive.

The substantial Period Farmhouse, with three Reception Rooms and four Bedrooms, has much potential for alteration and modernisation to meet individual requirements. The unique character and charm, coupled with the potential for extending the living accommodation into the adjoining outbuildings, subject to satisfactory planning permission, add to the attributes of an improvement scheme. The Farmhouse is not a Listed Building, but prospective purchasers are well advised to consult with a representative of the National Park Planning Authority to discuss alterations and the potential of the attached outbuildings. Details of the Planning Authority are contained in the Stipulations Section of these particulars.

Apart from the convenience of Kendal, with all the associated services and facilities, South Low Farm is well placed for amenities available at Crosthwaite Village, approximately two miles north. Crosthwaite has a reputation for a strong village community, facilities include a Recreation Ground with Tennis Court and Bowling Green, Public House, Church, Village Hall, Shop with Post Office and a Primary School. Consequently the sale will be of interest to those wanting a family home of distinctive character in open countryside in a sought after area of South Lakeland and also the sale will be of significance to those seeking a retirement home. South Low Farm offers the opportunity for those with equestrian interests to acquire a former farmhouse with a range of outbuildings which could be used for stabling purposes but also with the advantage of the possibility of acquiring other land comprised in the sale for grazing and mowing purposes.

South Low Farmhouse will be offered as Lot 1 and briefly comprises; Entrance Hall, Snug or Study, Sitting Room, Inner Hallway, Dining Room, Kitchen, Walk-in Pantry, Four Bedrooms and a Bathroom. The outbuildings comprise; a Cellar, Peat House, General Store, Garage, Wash House, Pig Hull and Outhouse. There are two orchards, one to the west and the second adjoining the entrance drive and parking area.

The remaining land is to be offered for sale in four Lots:

Lot 2 comprises a sound enclosure of meadow land with the benefit of access from and frontage to the Lyth Valley A5074. This Lot is nearest to Lot 1. Beyond Lot 2, with the benefit of access from the Lyth Valley to Brigsteer Road, is a enclosure of pasture land extending to just over six acres. Lot 3 is another enclosure of meadow, off Nabs Road, to the south of Lot 2 and 3.

Lot 5, a meadow extending to approximately 4.6 acres, is to the south of South Low Farm with the benefit of access from and frontage to the Lyth Valley Road. Apart from interest to the purchaser of Lot 1, these separate enclosures will be of significance to local landowners and farmers and also those with equestrian interests.

Inspection of South Low Farm is strongly recommended to fully appreciate the extent of the accommodation and the undoubted potential for alteration and modernisation. Apart from the attributes of the internal accommodation, an inspection would confirm the benefits of the location and attractions of the setting with the splendid panoramic views.

The farm has been in the ownership of the seller's family since 1926.

LOCATION

The location plan herewith, Scale 1:50,000, indicates the situation of South Low Farm. The sale plan, indicates the precise location and the extent of the individual Lots.

South Low Farm is situate adjacent to and east of the A5074 being the Lyth Valley Road between the A590 to the south and Bowness-on-Windermere to the north. Gilpin Bridge, being the junction with the A590 is approximately 2 $\frac{1}{2}$ miles south. As mentioned Crosthwaite Village is 2 miles to the north and Bowness-on-Windermere approximately 7 miles north. The M6, junction 36 is 7 miles to the south and Kendal via Brigsteer approximately 5 $\frac{1}{2}$ miles.

If approaching via the A590 and from the south, follow the A5074 signs, signposted Bowness-on-Windermere and continue via the Gilpin Inn in a northerly direction. After approximately 2 miles, just past the turning to the right, signposted Brigsteer, there is a sharp left-hand bend. The entrance to South Low Farm is on the right approaching the bend.

Alternatively if approaching from the north, via Crosthwaite and the A5074, passing the Lyth Valley Hotel on the left and Dawson Fold Farm, being the next farm on the left, South Low Farm is the second farmhouse on the left-hand side.

STIPULATIONS

The following Stipulations, where applicable shall be deemed as Special Conditions of Sale. In the event of any variance between the Stipulations and Special Conditions of Sale then the latter will prevail. The purchaser will also be deemed to have had full notice of the Stipulations and Special Conditions of Sale and the same will not be read out at the time of the sale.

1. **TENURE/POSSESSION:** Freehold. Vacant possession on completion.

The date fixed for completion is **Monday 12th June 2000** or earlier by mutual arrangement.
2. **PLAN:** The sale plan herewith, taken from the 1:2500 edition of the Ordnance Survey [the plan is a reduced scale] is prepared by the Auctioneers for the convenience of prospective purchasers. It is believed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to accuracy.
3. **FIXTURES/FITTINGS/
FURNISHINGS & EQUIPMENT:** All fixtures are included in the sale. Any fittings referred to in the particulars are included. All fitted carpets are included in the sale.

All curtain, curtain rails, curtain fittings, light fittings are included.

All other items of furniture and loose equipment are excluded.
4. **BOUNDARIES:** The ownership of the boundaries which adjoin land in other ownership, shown on the sale plan herewith with "T" marks is taken from the information supplied and from the title deeds and is believed to be correct.

**5. EASEMENTS/WAYLEAVES/
RIGHTS:**

The properties are sold subject to all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations and easements, quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cable, drains, water, gas and other pipes whether or not referred to in these particulars.

6. SPORTING RIGHTS:

Sporting rights are included in the sale of each Lot.

7. TIMBER:

Any growing timber or timber like trees are included in each Lot.

8. QUOTAS:

The land is sold free of any milk quota.

There is no suckler cow quota or sheep quota available.

**9. LESS FAVOURED AREA &
ENVIRONMENTAL SENSITIVE
AREA:**

The whole of South Low Farm is within the Less Favoured Area.

South Low Farm is within the Lake District Environmental Sensitive Area. All the land and property to be sold is subject to an existing ESA agreement. The Ministry of Agriculture has confirmed that Lot 1, being the farmhouse and outbuildings, may be excluded from the ESA agreement when it is sold.

Lots 2 - 5 inclusive, will be sold subject to the existing ESA agreement. The agreement is dated the 12th August 1996 for a period of ten years. At the end of the fifth year, April 2001, it may be terminated. Lots 2 - 5 inclusive are in Tier 1 of the ESA scheme, classified as In-bye land.

The seller has claimed the year 1999/2000 ESA payment but the purchaser[s] of Lots 2 - 5 inclusive will be entitled to the full payment for 2000/1.

A copy of the ESA agreement is available for inspection for prospective buyers at the offices of the Auctioneers and sellers Solicitors.

10. SERVICES:

Mains water. Mains electricity.

Septic tank drainage system within the grounds [not shared].

Oil fired Rayburn which provides the domestic hot water system and central heating radiators.

Telephone point.

11. AUTHORITIES:

County -

Cumbria County Council
Ingar Street
Carlisle
Tel No: 01228 23456

District -

South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Tel No: 01539 733333

Planning -

The National Park Authority
Murley Moss
Oxenholme Road
Kendal
Tel No: 01539 724555

12. COUNCIL TAX:

Band 'F'

13. METHOD OF SALE:

The farmhouse and land will be offered for sale in the Lots described. The Auctioneers reserve the right to amalgamate the Lots at the time of the sale.

14. SPECIAL CONDITIONS OF SALE:

These Stipulations and Special Conditions of Sale having been available at the offices of the Auctioneers and sellers Solicitors, **FOURTEEN** days prior to the sale will not be read at the time of the sale and the purchaser[s] shall be deemed to have full notice thereof.

15. VIEWING ARRANGEMENTS:

LOT 1 - strictly by appointment to be made with the Auctioneers Offices at 10 Highgate, Kendal, Tel No: 01539 721375.

NB - All viewings will be accompanied by a member of the Auctioneers staff.

LOTS 2 - 5 - may be inspected at any time by intending purchaser[s] provided a copy of these particulars are in possession.

**SUMMARY OF LOTS**

LOT NO	DESCRIPTION	COLOUR ON PLAN	DECIMAL ACREAGE
1	SOUTH LOW FARMHOUSE	Red	0.54
2	POOLE BRIDGE MEADOW	Blue	3.92
3	SWAN NEST PASTURE	Green	6.14
4	NABS MEADOW	Purple	6.32
5	TUNNEL LOT	Yellow	4.67
			21.59

**LOT 2****LOT 3**

PARTICULARS OF SALE**LOT 1 -****SOUTH LOW FARMHOUSE**
LYTH

A VERY FINE, SUBSTANTIAL, FARMHOUSE OF UNDOUBTED DISTINCTIVE CHARACTER AND CHARM WITH POTENTIAL FOR MODERNISATION AND/OR EXTENSION INTO THE ADJOINING OUTBUILDINGS, WITH GARDENS, GROUNDS AND ORCHARDS.

Extending in all to 0.54 of an acre or thereabouts
[as shown edged red on the sale plan herewith]



South Low Farmhouse is approached from the public highway, the A5074, via an entrance gate and tarmacked drive with turning and parking area to the side and east facing elevation.

There is a side entrance door into a hallway from the turning and parking area, but the principal entrance is on the south facing elevation. A wicket gate and footpath through a lawned enclosed front garden lead to the

ENTRANCE PORCH: Slate canopy over the green painted front entrance door which leads into the

VESTIBULE: **7'4" [2.24m] x 6'6" [1.98m]**
Coat rail with hooks.

To the right via three steps is the

SNUG/STUDY: **13'7" [4.14m] x 10'1" [3.08m]**
South facing. Tiled fireplace. One double power point.

On the opposite side of the **VESTIBULE ENTRANCE** is the

SITTING ROOM:

17'9" [5.41m] x 12'11" [3.95m]

Exposed beamed ceiling. East facing windows with fine views across the Lyth Valley. Window seat. A wall cupboard. Spice cupboard. Fireplace with Baxi back boiler. Central heating radiator. Suspended clothes drying rack. Four double power points. TV lead-in. Telephone point.

HALLWAY:

18'6" [5.63m] x 4'0" [1.12m]

Concrete floor. External access door to parking and turning area to the easterly elevation with external stone canopy above the doorway.

Off the **HALLWAY** is the

DINING ROOM:

16'8" [5.08m] x 11'1" [3.38m]

West facing double glazed window with views across the orchard and grounds. Two double power points. Central heating radiator.

At the end of the hallway the inner hall leads to the

KITCHEN/BREAKFAST ROOM:

17'7" [5.36m] x 10'10" [3.30m]

The dimensions include the larder.

Concrete solid floor. Exposed beamed ceiling. Fitted shelves. Electric cooker point. Three double power points. Shaver point. Oil fired Rayburn. Telephone point. TV point. Stainless steel sink unit. Electric meters. West facing views across the orchard. Control switch for the immersion heater.

Sliding doors to understairs store cupboard.

Off the **KITCHEN** is the walk-in

PANTRY:

12'9" [3.9m] x 2'10" [0.87m]

Fitted shelves. One single power point.

A very fine polished oak staircase with half landing leads from the **INNER HALLWAY** to the **FIRST FLOOR LANDING** with central heating radiator and exposed roof timbers.

Off the **LANDING**, to the right is

BEDROOM NO.1:
[south-west]

12'9" [3.9m] x 11'0" [3.35m]
Polished oak boarded floor. South facing window with seat. Central heating radiator. One double power point. Exposed beamed ceiling.

Beyond the landing is a second

LANDING:

8'10" [2.7m] x 5'6" [1.69m]
One double power point.

Off this landing are three further bedrooms:

BEDROOM NO.2:
[south-east]

16'8" [5.08m] x 9'8" [2.95m]
Central heating radiator. One double power point. Door to stairway to attic which is

BEDROOM NO.3:
[east facing - middle]

11'0" [3.37m] x 9'0" [2.75m]
Central heating radiator. Splendid east facing views across the Lyth Valley. One double power point.

BEDROOM NO.4:
[north]

18'5" [5.62m] x 12'8" [3.86m]
Double central heating radiator. West and east facing with good views. Two double power points. Shelf over the former fireplace.

Off the **FIRST LANDING** is the

BATHROOM:

7'6" [2.29m] x 6'10" [2.09m]
Bath. Wash hand basin. WC. Cylinder and airing cupboard with immersion heater installed. Recessed ceiling lighting. Central heating radiator.

OUTSIDE

Leaving the accommodation via the access door into the yard area, a set of stone steps lead to the doorway under the **SNUG/STUDY** into the

DAIRY/CELLAR:

13'7" [4.15m] x 10'0" [3.05m]
The dimensions include both rooms
Flagged floor. Slabbed shelf. Power point.

Adjoining the north elevation of the farmhouse is a covered passageway to the orchard to the west and the

- PEAT HOUSE:** **25'6" [7.78m] x 12'9" [3.28m]**
Stone built with a slate roof and loft over.
- Adjoining the Peat House is a
- GENERAL STORE:** **25'6" [7.78m] x 10'2" [3.31m]**
Stone built, slate roof with concrete floor.
- Access to the loft over the general store, from the end elevation behind the garage. The loft contains three rooms, two of which are above the general store and peat house with third storage space area, former "APPLE HOUSE" **18'7" [5.66m] x 5'0" [1.52m]**
- As mentioned in the general remarks section these buildings with the loft space could be converted into additional living accommodation.
- GARAGE:** **16'7" [5.05m] x 12'0" [3.65m]**
Corrugated zinc metal sheet clad and roofed.
- At the easterly elevation of the farmhouse is a detached
- PIG HULL & W.C:** **19'0" [5.8m] x 9'9" [2.97m]**
Slate roof.
- DETACHED WASH HOUSE:** **15'0" [4.58m] x 14'0" [4.28m]**
Concrete floor. Stone built slate roof. Stone sink. Original boiler and well pump.
- ORCHARDS AND GROUNDS:** To the west, is an orchard containing Apple, Damson and Plum trees.
- Beyond the entrance drive turning and parking area, sloping down towards the easterly boundary, is a second orchard with Damsons and Apple trees.
- The whole of Lot 1 is shown edged red on the sale plan herewith being part O.S. 0060 extending to 0.54 of an acre or thereabouts.

LOT 2 -

A VALUABLE, SOUND ENCLOSURE OF FREEHOLD MEADOW AND PASTURE LAND SITUATE TO THE SOUTH OF LOT 1 WITH THE BENEFIT OF ACCESS FROM AND FRONTAGE TO THE A5074 LYTH VALLEY ROAD KNOWN AS

POOLE BRIDGE MEADOW

Extending to 3.92 acres or thereabouts
[as shown edged blue on the sale plan herewith]

Situate to the south of Lot 1, the enclosure of meadow land is immediately north of the Lyth Valley to Brigsteer Road between the main Lyth Valley Road and the River Gilpin which forms the easterly boundary and provides the water supply.

Access to the enclosure is via a gateway on the westerly boundary.

The enclosure comprises a sound parcel of meadow land with a good stockproof perimeter boundary fence and hedge.

Being O.S. 2344, the field extends to 3.92 acres or 1.585 hectares or thereabouts.

LOT 3 -

A FREEHOLD, SOUND VALUABLE ENCLOSURE OF PASTURE LAND TO THE NORTH-EAST OF LOT 2, ON THE OPPOSITE SIDE OF THE RIVER GILPIN, WITH THE BENEFIT OF ACCESS FROM THE LYTH VALLEY TO BRIGSTEER ROAD KNOWN AS

SWAN NEST PASTURE

Extending to 6.14 acres or thereabouts
[as shown edged green on the sale plan herewith]

Access to Swan Nest Pasture is via the gateway on the southerly boundary adjacent to the public highway just beyond the bridge over the River Gilpin.

The gateway provides access into a fenced paddock or holding area adjacent to a pumping station which is the property of North West Water. The holding or pen area is included in the sale. A second gate leads into the pasture land which is typical Lyth Valley pasture land with a sound stockproof boundary fence.

The water supply is provided by the River Gilpin.

The enclosure is part O.S. 2857, 6.14 acres or 2.485 hectares or thereabouts.

LOT 4 -

AN EXCELLENT SOUND ENCLOSURE OF FREEHOLD MEADOW LAND SITUATE TO THE SOUTH-EAST OF LOT 3 WITH THE BENEFIT OF FRONTAGE TO AND ACCESS FROM NABS ROAD ON THE EASTERLY SIDE OF THE RIVER GILPIN, KNOWN AS

NABS MEADOW

Extending to 6.32 acres or thereabouts
[as shown edged purple on the sale plan herewith]

Access into Nabs Meadow is via the gateway in the north-westerly corner of the enclosure off Nabs Road.

The enclosure is drained in a south-westerly direction towards the south-westerly boundary.

The land is typical meadow and pasture land with a sound stockproof boundary fence and hedge.

Nabs Meadow is O.S. 6345 and extends to 6.32 acres or 2.557 hectares.

**LOT 5 -**

THIS IS A SOUND VALUABLE FREEHOLD ENCLOSURE MEADOW AND PASTURE LAND SITUATE TO THE SOUTH OF LOTS 1 - 4, WITH THE BENEFIT OF ACCESS FROM THE A5074 LYTH VALLEY ROAD AND KNOWN AS

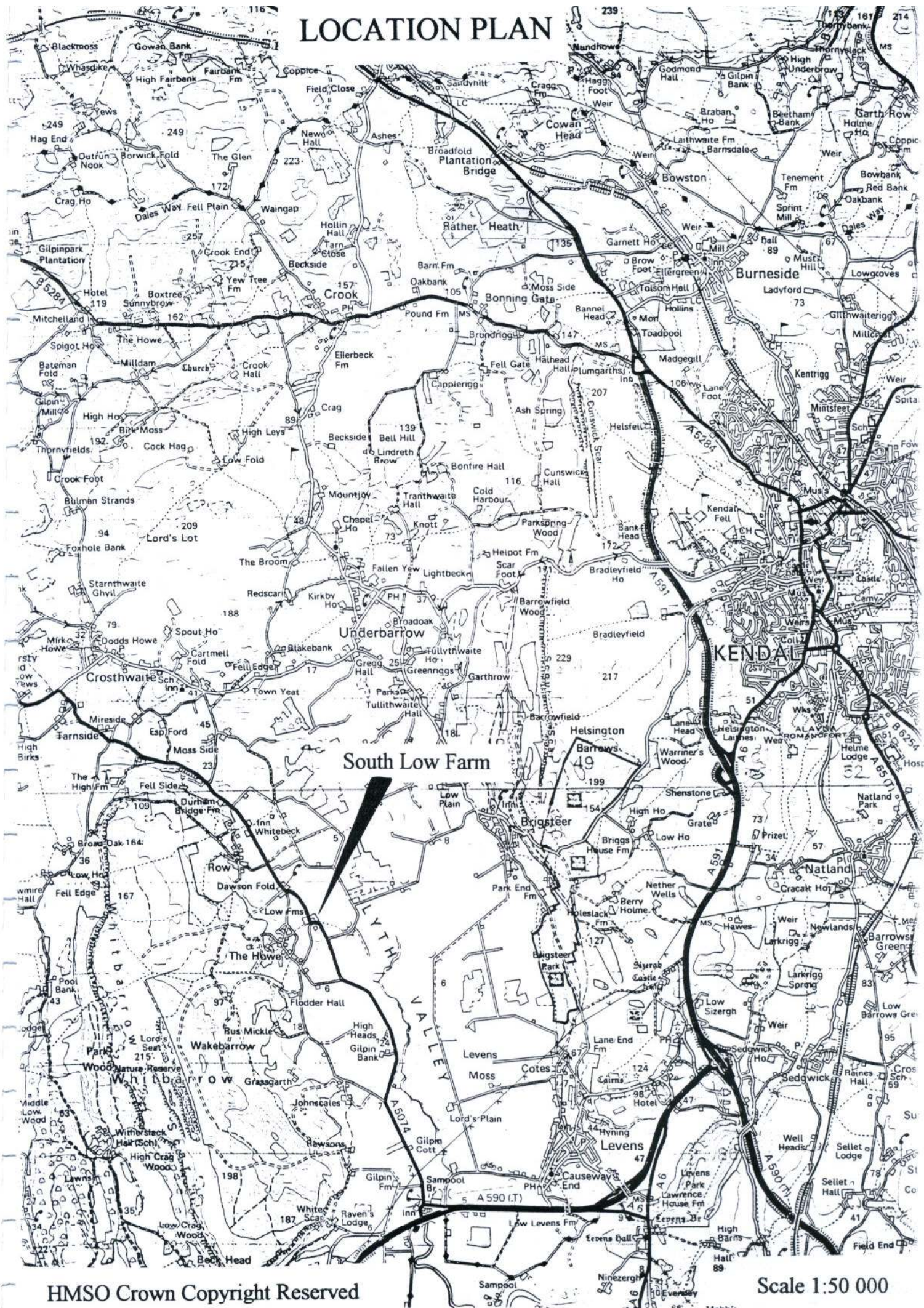
TUNNEL LOT

Extending to 4.67 acres or thereabouts
[as shown edged yellow on the sale plan herewith]

Access to this enclosure, which is located to the east of the A5074, west of the River Gilpin, is via the bridge and gateway into the far westerly corner. The River Gilpin forms the easterly boundary and also provides the water supply.

The enclosure is low lying but is sound typical Lyth Valley meadow and pasture land being O.S. 6384 extending to 4.67 acres or 1.89 hectares or thereabouts.

LOCATION PLAN



South Low Farm

KENDAL

LYTH VALLEY