



## **Oldfield, Bentham, LA2 7DL**

### **Offers In The Region Of £795,000**

A smallholding comprising: traditional detached 3 bedroom farmhouse in need of refurbishment; superb barn and shippon with potential for conversion - subject to the necessary planning consents - and a range of further outbuildings. With pastureland to the side and front aspects, the overall plot extends to just under 13 acres.

The elevated setting enjoys stunning views to the Yorkshire Dales 3 Peaks and distant Lakeland fells. On the edge of moorland, the property is close to the Great Stone of Fourstones in the Forest of Bowland. With no direct neighbours, a good range of facilities are nonetheless close by in High Bentham.

Opportunities like this are rare to market. Available with no chain, Oldfield will appeal to buyers seeking to create a fabulous home in a peaceful rural setting.

## Oldfield



Oldfield is approached via a good track on the right from Slaidburn Road - around 2 miles south of High Bentham - having passed a Forest of Bowland sign and crossed a cattle grid.

With a 17th Century date stone over the door, the farmhouse was rebuilt in the 1800s. The attached main barn appears to be older and may date back to the original house.

In brief, the farmhouse ground floor accommodation comprises: kitchen; entrance hall; 2 reception rooms and traditional pantry. There are 3 good-sized double bedrooms on the first floor, along with a spacious landing, house bathroom and additional storage room.

The attached barns comprise: main barn with double doors opening to the pasture and views; further barn with double doors; workshop; large shippoon and 3 further attached storerooms. Subject to obtaining the necessary consents, conversion of the barn combined with refurbishment of the farmhouse, has potential for a substantial home. Alternatively, there are clear opportunities for sub-division for 2 homes, or holiday let/annexed accommodation.

Further outbuildings include a large double garage with attached store, timber shed and stone built outhouse.

Outside, the yard is located to the rear - with ample parking - with gardens to the side and front aspects, enjoying fabulous views. The

pastureland is located to the side and front aspects, comprising 3 separate fields with hedged, fenced and walled boundaries. Currently sheep-grazed, the land is suitable for equestrian use.

## Location



With views in all directions, Oldfield is situated on the edge of moorland, close to the Great Stone of Fourstones (Big Stone), within the Forest of Bowland Area of Outstanding Natural Beauty. The far reaching views include the famous Yorkshire Dales 3 Peaks of Ingleborough, Whernside and Pen-y-ghent, plus the Lakeland fells and Lune Valley.

The nearby market town of High Bentham provides a good range of shops, pubs and takeaways, along with a primary school, surgery, Post Office and train station on the Leeds/Lancaster line. Other local towns include Kirkby Lonsdale and Settle - both with Booths supermarkets. The A65 provides good connections for Kendal, the M6 and Skipton, and Lancaster can be reached in around 30 minutes by car.

Excellent secondary school options are available at both Settle College and QES, Kirkby Lonsdale.

## Property Information

Freehold. Council Tax Band E. Mains water and electricity. Oil-fired range. Private drainage, assumed non-compliant with General Binding Rules and requiring replacement during refurbishment of the property.

### **Kitchen 8'4" x 12'4" (2.54m x 3.76m)**



Kitchen with UPVC double glazed window and timber external door to the rear aspect. Range of wall and base mounted units. Stainless steel sink with drainer. Oil-fired range. Electric cooker. Carpet.

### **Living Room 11'10" x 12'4" (3.60m x 3.76m)**



Living room with timber framed single glazed sash window to the front aspect and views. 2 built in cupboard units with shelving over. Feature fireplace. Carpet.

### **Hall**



Timber framed single glazed external door to the front aspect and timber framed single glazed window to the rear aspect. Cupboard under stairs. Coat hooks. Carpet.

### **Pantry 7'6" x 8'4" (2.28m x 2.53m)**



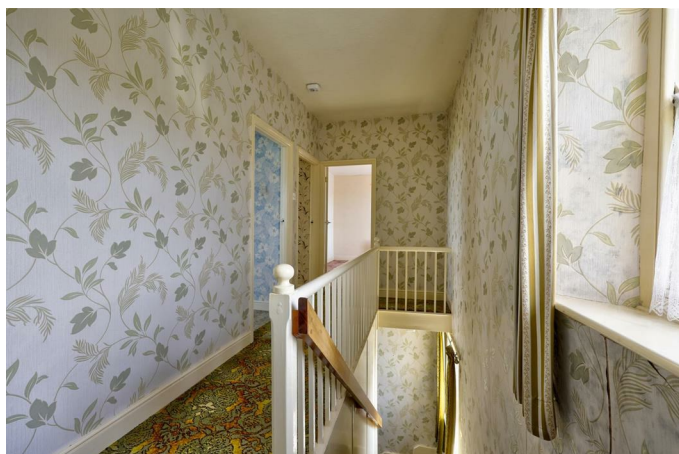
Traditional pantry with timber framed single glazed sash window to the rear aspect. Built in units and shelving. Consumer unit.

**Dining Room 12'8" x 12'3" (3.86m x 3.73m)**



Another good sized reception room with timber framed single glazed sash window to the front aspect and views. 2 built in wall cupboards. Feature open fireplace. Carpet.

**Landing**



First floor landing with timber framed single glazed sash window to the rear aspect. Loft hatch. Carpet.

**Bedroom 1 11'10" x 16'2" (3.60m x 4.94m)**



Good-sized double bedroom with 2 timber framed single glazed sash windows to the front aspect and views. Carpet.

**Bedroom 2 14'1" x 11'11" (4.29m x 3.63m)**



Double bedroom with timber framed single glazed sash window to the front aspect and views. Carpet.

**Bedroom 3 9'1" x 12'0" (2.76m x 3.66m)**



Smaller double bedroom with UPVC double glazed window to the rear aspect. Carpet.

**Bathroom 6'1" x 8'0" (1.85m x 2.45m)**



House bathroom with timber framed single glazed window to the rear aspect. Bath with shower over. Wash hand basin. WC. Vinyl flooring. Wall mounted electric heater.

**Storage 11'6" x 6'7" (3.50m x 2.00m)**



Storage room off bathroom with large built in cupboard housing water cylinder. Carpet.

**Workshop**



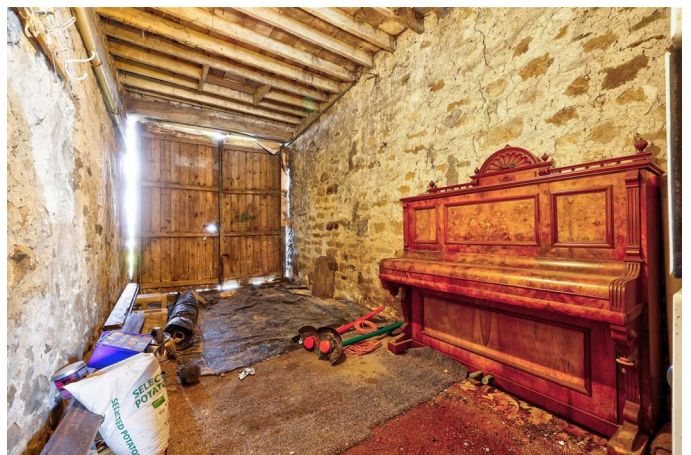
Workshop with timber door to the rear yard. Single glazed window to the rear aspect.

**Shippon**



Shippon with 2 timber doors to the side aspects. Single glazed window to the side aspect.

**Barn**



Good-sized barn with timber double doors to the front aspect.

## Main Barn



Main barn with timber double doors to the front aspect and views. Exposed rafters.

## Store One



Timber door to rear yard. Single glazed window to rear aspect.

## Store Two



Timber external door to the rear aspect. Internal single glazed window.

## Store Three 7'11" x 13'1" (2.41m x 4.00m)



Timber external door to the rear aspect. Single glazed window to the side aspect. Single glazed internal window.

## Garden



Pleasant garden to side of double garage with lawn and established beds. Stone built outhouse. Stunning views. Timber shed. Further garden to front aspect with gate to pasture.

## Yard



Yard to rear aspect with large double garage and attached store. Gate to pasture. Cattle grid at entrance.

## Pasture



Pasture with hedged, fenced and walled boundaries. 3 fields, with 2 public footpaths crossing.

## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

### OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

### FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up

the repayments on a mortgage or other loan secured on it. Written details available upon request

### MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

### FISHER HOPPER

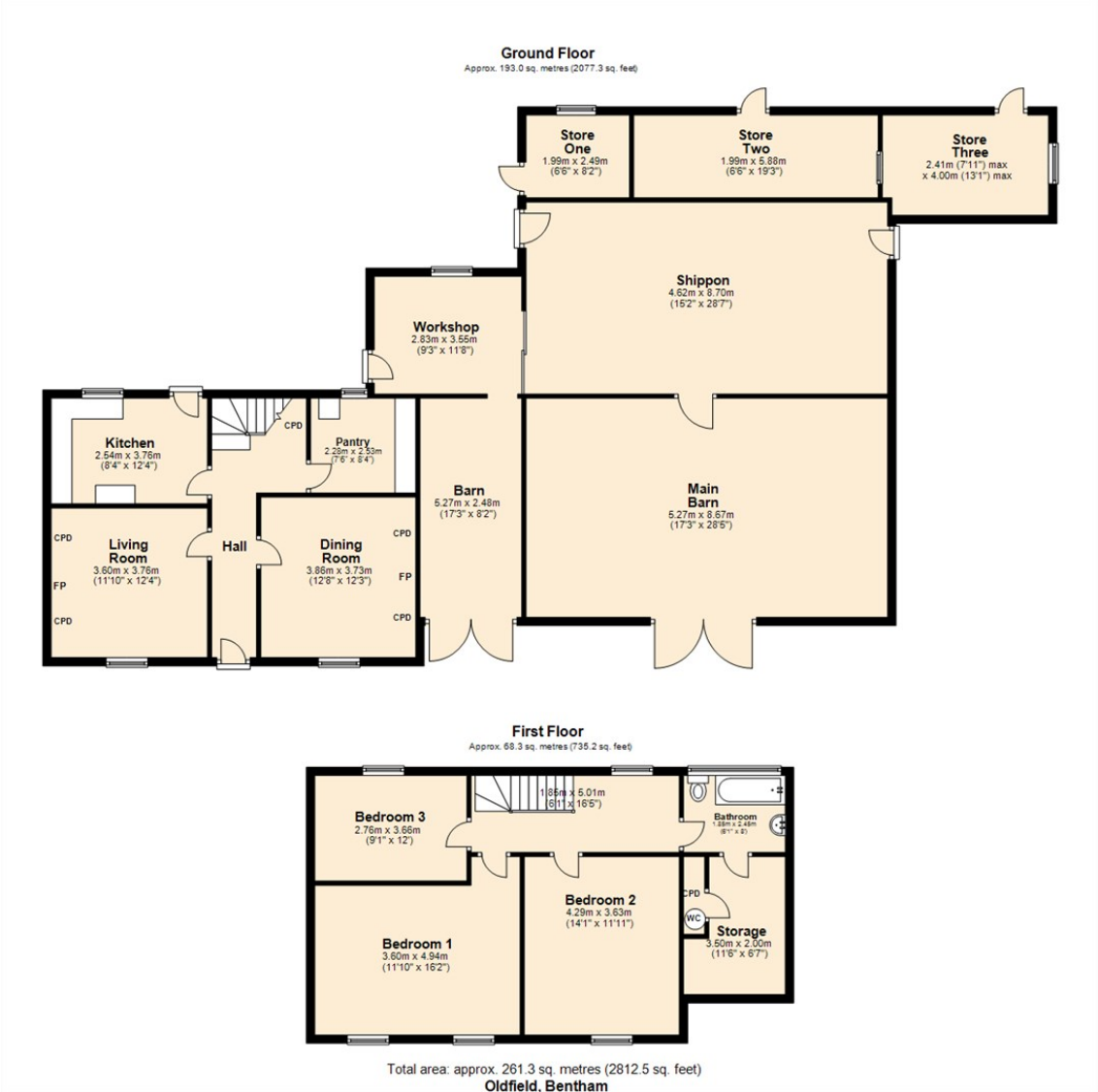
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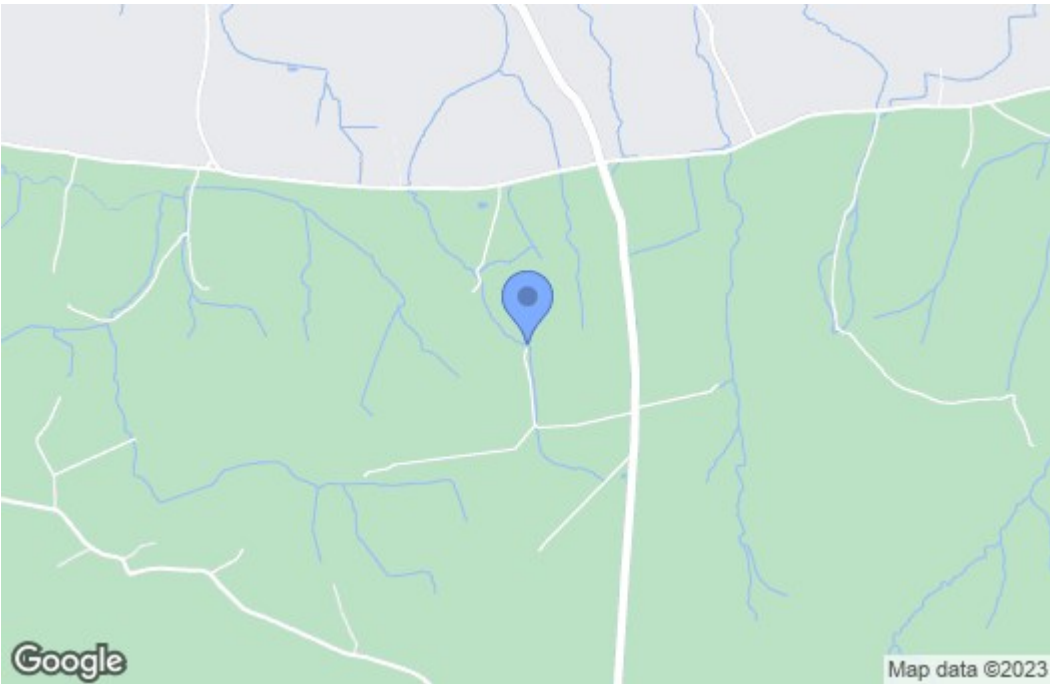
### FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

