



Bellman Beck Farm, Ayside







## Bellman Beck Farm

Ayside.

A generous detached farm house with outstanding views from all aspects, situated in a peaceful location on the outskirts of Grange-over-Sands and Kendal the property offers easy access to the rest of the Lake District National Park and road links to the M6. The well proportioned accommodation which is in need of renovation throughout briefly comprises sitting room with traditional fireplace, dining room, kitchen and a pantry to the ground floor with four double bedrooms, bathroom and a shower room on the first floor. The property benefits double glazing and oil fired heating. Outside boasts generous gardens with multiple outhouses and a barn which has planning permission to be built upon for two four bedroom property's with a LOCAL OCC. There is also a 0.38 acre field that is also owned by the property to the front. Ample drive parking is also available.



- Detached Farm house
- Space for two four bedroom properties to be built
- Sitting room
- Double glazed and Oil heating
- Kitchen
- Ample garden space with outhouses
- Four bedrooms
- 0.38 acre field
- Bathroom and shower room
- Ample driveway parking



## GROUND FLOOR

### SITTING ROOM

17' 0" x 16' 2" (5.18m x 4.93m)

Both max. Double glazed door, double glazed window, radiator, traditional fireplace, understairs storage, built in cupboards, exposed beams.

### DINING ROOM

13' 6" x 12' 3" (4.11m x 3.73m)

Both max. Double glazed window, radiator, built in cupboard.

### PANTRY

11' 7" x 10' 4" (3.53m x 3.14m)

Both max. Single glazed window, radiator, stone features.

### KITCHEN

15' 5" x 15' 2" (4.70m x 4.62m)

Both max. Double glazed door, double glazed window, base units, stainless steel sink, integrated oven, hob, space for fridge freezer, space for dishwasher, plumbing for washing machine, tiled splashback, exposed beams.





## FIRST FLOOR

### BEDROOM

13' 2" x 10' 3" (4.02m x 3.12m)

Both max. Double glazed window, radiator, loft access.

### BEDROOM

13' 1" x 9' 2" (4.00m x 2.80m)

Both max. Double glazed window, radiator.

### BEDROOM

12' 11" x 9' 11" (3.93m x 3.02m)

Both max. Double glazed window, radiator.

### BEDROOM

11' 4" x 9' 1" (3.46m x 2.78m)

Both max. Double glazed window, radiator.

### HALLWAY

8' 3" x 5' 10" (2.51m x 1.78m)

Both max. Built in cupboard housing hot water cylinder.

### BATHROOM

10' 0" x 7' 0" (3.04m x 2.13m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, partial tiling to walls.

### SHOWER ROOM

8' 8" x 7' 0" (2.64m x 2.13m)

Both max. Double glazed window, on going work.

### LANDING

17' 3" x 5' 7" (5.27m x 1.71m)

Both max. Double glazed window, radiator, built in cupboard with loft access, exposed beams.









## OUTSIDE

The property has extensive grounds with generous sized garden to the rear and side of the property with lawns which are surrounded by established trees, hedges and walls. In the garden are two outhouses that are of good size as well. Across from the property is a field that is also owned by the property which is 0.38 acres. A barn sits across from the property with planning permission for two four bed houses with a LOCAL OCC.

## DRIVEWAY PARKING

Ample driveway parking.

## EPC RATING F

## SERVICES

Mains electric, oil heating, mains water, septic tank drainage

## COUNCIL TAX: BAND F

## DIRECTIONS

From Kendal follow the A590 to Meathop roundabout and take the exit onto Lindale bypass. Follow the bypass and take the second exit followed by a right onto Cartmel Lane then take a left and follow the road. Carry on through High Newton and take the third right where Bellman Beck Farm is visible on the right hand side.

**WHAT3WORDS:** empty.drain.roughness







Ground Floor

First Floor

Bellman Beck Farm, Ayside, Grange-Over-Sands

Total Area: 205.2 m<sup>2</sup> ... 2209 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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