



Blenkett Farm, Jack Hill, Allithwaite
Asking Price £495,000

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Thomson Hayton Winkley



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An increasingly rare opportunity to purchase a traditional farmhouse with four bedrooms, three reception rooms and two bathrooms, workshop, barns and stables. Located just a stones throw from the renowned Pheasant Inn and convenient for Cartmel village and Grange-over Sands and the Lake District National Park.







BLENKETT FARM

This well proportioned traditional farmhouse with attached barns, which dates back to c.1610, offers great potential for redevelopment and refurbishment. Having far reaching views across open countryside towards Humphrey Head and Wraysholme. Blenkett Farm is pleasantly located at the foot of Jack Hill on the fringe of Allithwaite village, close to the well renowned Pheasant Inn and Restaurant and convenient for the village amenities which include a church and primary school. Allithwaite is also conveniently placed for the train stations at Kents Bank, Cark and Grange Over Sands. Nearby Cartmel village provides a secondary school, Cartmel Racecourse, the famous 12th Century Priory and Michelin starred restaurant L'Endume. The beautiful Holker Hall and Gardens are also close by as is the historic seaside town of Grange-over-Sands. Watersport activities at Fell Foot Park are within a 15 minute drive and the A590 offers easy access to Junction 36 of the M6.

The accommodation, which now requires cosmetic works of modernisation to all but the ground floor bathroom, retains many period features and briefly comprises three reception rooms, kitchen, store and modern four piece bathroom on the ground floor, three double bedrooms, a two piece bathroom and separate cloakroom on the first floor and a further bedroom, and study/hobby room on the second floor. The farmhouse benefits from partial double glazing and gas central heating to the most part.

Some of the rooms have low ceilings.

Outside offers two attached barns and a stone built stable, detached workshop/studio, block of five timber built stables and ample parking and redevelopment options within the enclosed grounds. Title plan visible on our website or please contact our Grange office for more details.

Blenkett Farm is offered for sale with no upper chain.

GROUND FLOOR

PORCH

5' 1" x 3' 11" (1.55m x 1.21m)

Two fixed stone benches.

ENTRANCE HALL

17' 10" max x 12' 5" max (5.45m x 3.80m)

Single glazed door to porch, radiator, exposed beams, understairs cupboard.

RECEPTION ROOM 1

13' 8" max x 12' 9" max (4.18m x 3.91m)

Two double glazed Bay windows, radiator, decorative traditional tiled fireplace, exposed beams, original spice cupboard.

RECEPTION ROOM 2

11' 6" x 11' 6" (3.53m x 3.51m)

Double glazed Bay window, radiator.

RECEPTION ROOM 3

16' 1" max x 10' 8" max (4.91m x 3.26m)

Single glazed door, stable door and window, radiator, traditional open fireplace with cast iron insert, painted surround and tiled hearth.

KITCHEN

8' 9" max x 8' 7" max (2.69m x 2.63m)

Single glazed window, base and wall units, stainless steel sink, space for cooker and fridge, plumbing for washing machine, cupboard housing gas central heating boiler.

STORE

11' 3" x 5' 6" (3.43m x 1.69m)

Radiator, fitted workbench and shelving, painted flagged flooring.

HALL

3' 5" max x 2' 6" max (1.05m x 0.77m)

Recessed spotlights, exposed stone lintel.

BATHROOM

13' 2" x 11' 0" (4.03m x 3.37m)

Three heated towel radiators, radiator, four piece suite comprises W.C., wash hand basin, freestanding roll top bath on plinth and fully tiled walk in shower enclosure with thermostatic shower fitment, recessed spotlights, exposed beams, extractor fan, partial tiling to walls, wall light, fitted mirror, shaver point, built in cupboards and shelving, tiled flooring.





FIRST FLOOR

LANDING

13' 8" max x 4' 7" max (4.18m x 1.41m) Natural light from stairwell, radiator, fitted doaks cupboard, access to eaves storage.

BEDROOM

17' 7" x 9' 10" (5.38m x 3.00m)
Double glazed window, radiator.

BEDROOM

13' 0" max x 10' 2" max (3.98m x 3.10m)
Double glazed window, radiator, fitted wardrobes and chest of drawers, exposed beams.

BEDROOM

13' 0" x 9' 1" (3.97m x 2.77m)
Double glazed window, radiator.

BATHROOM

7' 3" x 5' 2" (2.22m x 1.58m)
Single glazed skylight, radiator, two piece suite comprises wash hand basin and bath with tiled splashbacks, fitted shelf, eaves storage.

CLOAKROOM

7' 4" x 3' 3" (2.24m x 1.00m)
Two piece suite in white comprises W.C. and wash hand basin, extractor fan, eaves storage.

SECOND FLOOR

LANDING

8' 5" max x 4' 11" max (2.58m x 1.50m)
Natural light from stairwell.

BEDROOM

11' 6" max x 10' 0" max (3.52m x 3.07m)
Single glazed window and skylight.

STUDY/HOBBY ROOM

18' 1" x 9' 6" (5.52m x 2.90m)
Three single glazed skylights, exposed beams, access to substantial eaves storage.

STUDIO/WORKSHOP

Each measuring 3.07 m x 2.45m and each having power, a timber door and single glazed window.

BARN 1

12' 5" max x 12' 1" max (3.80m x 3.70m) Ground floor
First floor measures 3.89m (max) x 7.10m (max)

BARN 2

18' 3" x 12' 5" (5.57m x 3.79m)

STABLE

12' 4" x 8' 6" (3.77m x 2.60m)

STABLE BLOCK

12' 0" x 0' 0" (3.68m x 0m)

Block of five stables, each measuring approximately 3.68m x 3.68m each.

OUTSIDE

Outside offers two attached barns, which have previously had planning permission granted for two dwellings which has now lapsed, however they do offer great potential for redevelopment subject to re-applying for necessary planning consent. There is also a detached workshop/studio with power, a stone built stable, a block of five timber stables with power, a covered space suitable for coal and log storage with an external wash hand basin, a water supply, coal bunker and there is ample parking space within the enclosed grounds.

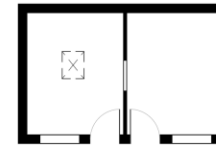
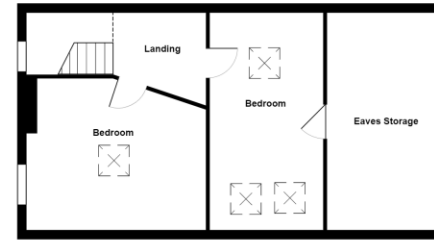
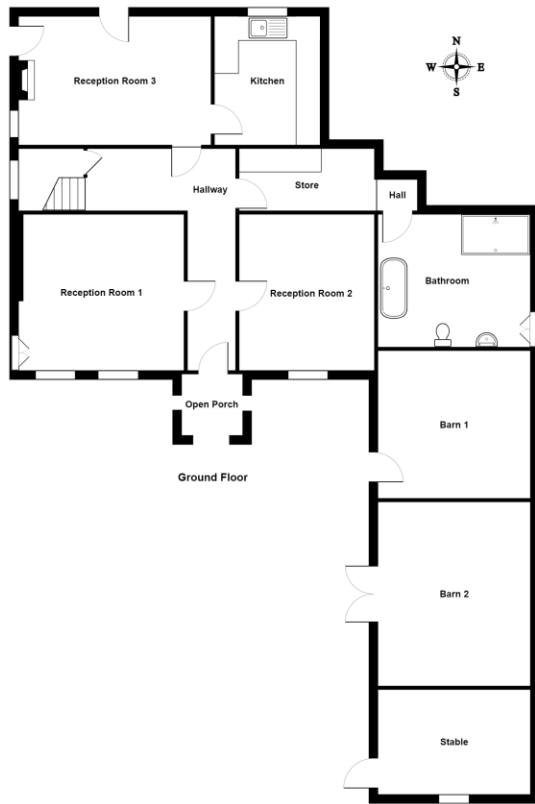
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band F as per the Valuation Office website.





Blankett Farm, Jack Hill, Allithwaite, Grange-over-Sands
 Total Area: 317.4 m² ... 3417 ft²
 For illustrative purposes only - not to scale. The position and size of features are approximate only.
 © North West Inspector.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

DIRECTIONS

Leave Grange in the direction of Allithwaite (B5277) continuing through the village towards Flookburgh. Immediately after the Pheasant Inn turn left in to Jack Hill and opposite the car park turn right in to the driveway for Blankett Farm.

WHAT3WORDS

shunning,backlog,binder

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Your Local Estate Agents Thomson Hayton Winkley



Kendal Office
 112 Stricklandgate
 Kendal
 T. 01539 815700
 E.kendal@thwestestateagents.co.uk

Windermere Office
 25b Crescent Road
 Windermere
 T. 015394 47825
 E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
 Palace Buildings
 Grange-over-Sands
 T. 015395 33335
 E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
 29 Main Street
 Kirkby Lonsdale
 T. 015242 71999
 E.kirkby@thwestestateagents.co.uk

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