



Detached house with four acres land. Smallholding/equestrian with buildings.

Valley End, Newby Bridge

Offers Over £850,000

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An appealing three bedroom detached house set in 4.12 acres with beautiful views, gardens, land, stables and a barn situated within the Lake District National Park. Having two reception rooms, breakfast kitchen, utility room, , bathroom, shower room, cloakroom, garage and W.C.







VALLEY END

A rare opportunity to purchase a smallholding/equestrian land extending to 4.12 acres or thereabouts, split into four paddocks, having the benefit of a two storey dwelling, with magnificent views from every aspect. adjoining garage, extensive gardens with lawned area, and perennial and herbaceous borders. 5 large stables and barn.

Located on the fringe of Newby Bridge within the Lake District National Park. The location is perfect for beautiful countryside walks and is close to the Swan Hotel, which is renowned for it's superb Restaurant, public bar, gymnasium, relaxing spa, tranquil park and competitively priced marina on the fringe of Lake Windermere. Picturesque Cartmel village is less than four miles away, where the local amenities include the famous 12th Century Priory, iconic Cartmel racecourse, Michelin starred restaurant L'Enclume and Grange Fell Golf Club. Junction 36 of the M6 is within easy reach via the A590.

The well proportioned accommodation offers a porch entrance hall, sitting room, dining room, breakfast kitchen, utility room, shower room and cloakroom to the ground floor and three bedrooms and a modern bathroom to the first floor. The property benefits from double glazing and has oil fired heating via the range cooker.

The surrounding gardens are a true gardeners paradise offering a variety of landscapes with lovely views from all aspects and there is driveway parking to the front of the garage. There is a stable block with tack room and W.C., a modern barn and land currently divided in to individual fields.

Valley End is offered for sale with no upper chain and would be an ideal purchase for those looking for a smallholding/equestrian/kennelling opportunity and equally for purchasers with interests requiring excessive storage solutions.

GROUND FLOOR

PORCH

4' 11" max x 2' 11" max (1.50m x 0.89m)

Double glazed door and windows, lighting, tiled flooring.

ENTRANCE HALL

9' 7" max x 7' 4" max (2.94m x 2.24m)

Double glazed window, coving, dado rail, downstairs cupboard with lighting.

SITTING ROOM

17' 7" max x 14' 8" max (5.37m x 4.48m)

Double glazed French doors to patio, two double glazed windows, radiator, traditional stone open fireplace, coving.

DINING ROOM

13' 6" max x 12' 1" max (4.13m x 3.70m)

Double glazed bay window, double glazed window, radiator, traditional slate open fireplace, shelf rack.

BREAKFAST KITCHEN

18' 2" max x 11' 8" max (5.56m x 3.57m)

Single glazed door to utility room, two double glazed windows, radiator, base and wall units, stainless steel sink, Stanley range oil fired cooker, which runs central heating and hot water. integrated fridge, space for electric cooker, tiled splashbacks, tiled flooring.

UTILITY ROOM

13' 4" max x 11' 6" max (4.07m x 3.52m)

Double glazed window, base and wall units, stainless steel sink, built in cupboard and overhead storage, plumbing for washing machine and dishwasher, space for fridge freezer, tiled splashbacks tiled flooring.

SHOWER ROOM

6' 3" max x 4' 1" max (1.93m x 1.25m)

Radiator, fully tiled shower cubicle with electric shower fitment, fitted mirrored wall unit, fitted shelving and coat hooks, tiled flooring.

CLOAKROOM

4' 5" x 2' 7" (1.35m x 0.80m)

Single glazed window, W.C., partial tiling to walls.





FIRST FLOOR

LANDING

7' 2" max x 5' 11" max (2.19m x 1.82m)

Double glazed window, radiator, fitted mirror, loft access via ladder to large storage loft.

BEDROOM

14' 9" max x 10' 4" max (4.51m x 3.15m)

Double glazed window, radiator, fitted wardrobes, bedside units, shelving, overhead storage, cupboards and chests, coving.

BEDROOM

12' 2" max x 11' 4" max (3.72m x 3.46m)

Double glazed window, radiator, wash hand basin to vanity, fitted wardrobes, bedside units, shelving, overhead storage and chest.

BEDROOM

11' 9" max x 8' 0" max (3.59m x 2.44m)

Double glazed window, wash hand basin to vanity, built in wardrobe, coving.

BATHROOM

9' 6" max x 6' 8" max (2.90m x 2.04m)

Double glazed window, radiator, four piece suite comprises W.C., bidet, wash hand basin and bath with mixer shower, built in airing cupboard housing hot water cylinder, fitted mirrored wall unknit, coving, dado rail.

GARAGE

17' 1" max x 7' 3" max (5.22m x 2.23m)

Up and over door, single glazed pedestrian door, single glazed window, light and power, base and wall units, fibreglass roof and adjoining leanto tool shed. Small wooden garden shed.

SUMMER HOUSE

13' 1" max x 10' 3" max (3.99m x 3.14m)

Wooden doors onto patio area, with beautiful views over the garden and fields and surrounding areas.

STABLE BLOCK

33' 5" x 28' 11" (10.21m x 8.82m)

Block built with metal doors, five stables, double stable door, two single stable doors, skylights, three feeding blocks, water supply, tack room, access to barn.

TACK ROOM

10' 1" x 9' 7" (3.08m x 2.93m)

Skylight.

WC

9' 4" x 4' 3" (2.87m x 1.31m)

Timber door, single glazed window, W.C. stainless steel sink, water supply.

BARN

44' 11" x 28' 9" (13.71m x 8.78m)

Double external doors, access to stable, skylights.

OUTSIDE

Valley End is set amidst 4.17 acres of impressive gardens, grounds and land. Access via double wooden gates off Back Lane to stone trackway leads to paddocks, stable and barn range briefly comprises two bay steel portal framed stable block containing three large block built stables with concrete flooring, each having large hay racks. There is a double loose box area with removable partitions and double doors for easy access from the front and side of the loose boxes. Integral secure block built tack room with steel door and storage above. Centre passage leading to adjacent three bay portal framed 45 x 30 storage barn with stone floor and large double doors for access from front of building. Concrete stable yard area with concrete block lean to toilet, store shed and stainless steel sink. Gates from the yard area lead to a concreted, walled, manure store and gate to sand arena/menage. Pumped private water supply to stable block and W.C. and mains electricity.

PADDOCKS

The smaller paddock has two electricity hook ups and hard standing area for two caravans, plus drinking water supply tap and liquid manure emptying/holding tank and electric hook up in the other paddock.

SERVICES

Mains electricity, oil fired heating, non mains water, non mains drainage.

COUNCIL TAX BANDING

Currently Band F as per the Valuation Office website.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | <20 G | |

DIRECTIONS

From Grange-over-Sands proceed along the B5271 Windermere Road to join the A590. Continue in the direction of Newby Bridge and just after the dual carriageway ends turn left Signposted "Cartmel 4". Proceed along Back Lane to find Valley End clearly marked on the left.

WHAT3WORDS:

bootleg.unfounded.songbird

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