

OIRO £995,000



Armitstead
Barnett

Westhouse, Ingleton, Carnforth, LA6 3NY





Westhouse Ingleton Carnforth LA6 3NY

Offers in the region of £995,000

- A superb and truly unique 4 bedroom detached house.
- Separate holiday bungalow providing an income as a furnished holiday let.
- Substantial workshop buildings, ideal for a wide range of uses.
- Development plot within the grounds.
- Gardens and grounds totalling 8.36 acres or thereabouts.





Offering a truly unique and substantial home in the sought after rural setting of Westhouse, this property offers the perfect lifestyle opportunity with a substantial home, secondary holiday accommodation, substantial workshop buildings and separate building plot, all wrapped up within 8.36 acres (3.3 hectares) or thereabouts.

Nestled between the Lake District and the Yorkshire Dales National Parks, this highly sought after location is the perfect base for those looking for a rural yet accessible lifestyle. With easy connectivity to the local surroundings via the A65, giving access to the M6 motorway at Junction 36 and beyond. For those looking to commute further afield, there are some excellent rail network links via Bentham and Settle railway lines, providing direct connections to Leeds. Nearby Lancaster and Carnforth railway stations also sit on the West Coast Mainline, with direct trains to London Euston. The immediate surroundings offer a truly rural and picturesque setting, yet situated close to the local village of Ingleton and market town of Kirkby Lonsdale, which offers a choice of independent shops and eateries. For the family market, there are some excellent local schools, both primary and secondary, with highly sought after private schooling also close by. This is a perfect location for those who love to explore the outdoors, and have an avid interest in nature.

Positioned in a quiet rural setting, along a private driveway, Bideber Mill has been comprehensively upgraded and altered over the years to create a substantial lifestyle opportunity. One which offers excellent scope for additional income potential from the secondary accommodation, ideal for those looking to work from home with generous workshop space as well as potential for additional accommodation with a building plot for a detached Passivhaus with high sustainability and energy credentials. All this is wrapped up within 8.36 acres of land, making this a truly unique setting as well as being a space ideal for smallholding and hobby farming interests.



The main residence is a traditional stone built home, converted from it's original use as a corn mill that is understood to date as far back as 1475. The house itself provides spacious and flexible 4 bedroomed accommodation. The original barn to the mill was converted to form a versatile annexe in 2005 which is seamlessly incorporated into the main accommodation of the house. The annexe could be used as a self-contained living area with private external access for multigenerational living or just for a great private retreat for guests.

The current owners use the West entrance into the main house as it is conveniently located just off the main parking area. The partially glazed hardwood door opens into a welcoming light filled lobby with painted exposed former external stone walls and practical flagged floors, ideal space for keeping shoes and coats. To one side is a delightful garden room with UPVc glazing and French doors, opening onto the upper terrace. This is a fantastic place to relax in, and especially to watch the spectacular sunsets, stargaze on the clear evenings or just appreciate the solitude and peace of the open countryside panorama over the fields.



The main reception room steeped in character is a large open plan living room/diner with exposed beams, deep windowsills and an outlook over the beautiful south facing gardens. There is a large cast iron electric stove, nestled in a bespoke sandstone hearth with feature lintel.

The shaker style kitchen is hand crafted by renowned local manufacturers, Ramwell Interiors. A Britannia Rangemaster cooker is the central feature within a beautiful mantle housing: black quartz worktops, complete the traditional country feel. There is an integrated fridge and a dishwasher.

The kitchen enjoys an outlook on two elevations over the gardens, it leads into a spacious utility area with plumbing for a washer and a dryer and currently accommodates a fridge freezer microwave etc.

The back door leads out onto a very private patio, ideal for al fresco dining and enjoys the sun throughout the day and evening.



Upstairs there are three beautifully presented double bedrooms, the principal bedroom having an en suite shower room. The two further bedrooms share the highly appointed house bathroom, with a roll top bath, WC, wash hand-basin and aneling to half height.

To complete the ground floor the "annexe "area is seamlessly integrated into the main accommodation: with its own sitting room, cloakroom, dining space and kitchen facilities, there is everything on hand.

The first floor provides a stunning 4th bedroom with ensuite. This could, with some reconfiguration, be incorporated with the first floor of the main house.





The gardens and grounds surrounding the property are nothing short of spectacular. With manicured lawns, patios and sun terraces, and a fruit orchard there are a multitude of choices to enjoy the sun throughout the day. An enchanting water feature runs through the garden and has been beautifully integrated into the landscaping using matching stonework. Adjoining the orchard is a superb covered gazebo with seating and play area which is ideal for families with younger children.

For those looking to be more self-sufficient the orchard offers a variety of established fruit trees and the raised beds and timber greenhouse are ideal for growing vegetables for those with green fingers.

Beyond the gardens themselves are three adjoining parcels of land, ideal for those with equestrian interests, or those looking for a smallholding or hobby farming space.

On the far west border there is a wetland pond supporting a verity of wildlife. Totalling some 8.3 acres or thereabouts, there is plenty of space to create a dream rural lifestyle.





Sunset view is a detached self contained one bedroomed holiday property, which has been purpose built by the current owners and is an established holiday rental with excellent income potential.

The accommodation provides open plan living, kitchen and dining space with French doors opening onto a private garden area.

The double bedroom has an adjoining highly appointed modern en suite shower room.

There is the benefit of an integral garage together with a utility space making this a practical area with an electric up and over door to the front. A dedicated parking space completes the package.





Within the grounds are substantial detached workshop buildings which have previously been utilised to run a business. The buildings serve a purpose as a professional workspace and have the benefit of an office area and kitchenette facilities. With an adjoining single garage providing additional storage and further outbuilding attached, this is an ideal space for those looking to operate a business or for those with avid interests for storage of cars or similar, this space has a lot to offer.

To complete the offering at Bideber Mill, there is planning consent under Planning Reference 22/23723/FUL for the construction of a superb Passivhaus, which would be an additional holiday property. The plans provide for a four bedroom, two reception room home with outstanding energy credentials and sustainable features. The accommodation is set out over a 1.5 storey dwelling and offers a superb property with a fantastic outlook over the garden and grounds. Note that this property has not yet been constructed, but the planning consent remains extant should a purchaser wish to have additional holiday accommodation on site.

This rare opportunity offers a property with excellent flexibility from its idyllic setting to a range of uses, including as private family home, lifestyle retreat, to holiday income and smallholding use. The character, quality, space and setting must be viewed to fully appreciate exactly what is on offer in this superb position.





General Remarks

Services: Mains electricity, mains water available and connected, heating is via oil fired central heating system, drainage is via a private system, which is understood to be compliant with the General Binding Regulations.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking: On site parking for several vehicles is available.

Construction Type: Stone under slate roof

Local Authority: Craven District Council

Council Tax: F. Sunset View and workshop buildings are assessed for business rates, albeit currently exempt.

Restrictive Covenants: None as far as we are aware.

Conservation Area: None as far as we are aware.

Listed Building: No

Easements, Wayleaves and Rights of Way: Please note there is a public footpath which crosses through the grounds of the subject property. Further information is available from the selling agents. There is also an easement in favour of Electricity North West in relation to the electricity lines which cross over the subject property.

Fixtures & fittings: Please note the furniture within Sunset View is likely to be included within the sale price, should purchasers wish.

Flooding: The property has not flooded within the last 5 years, According to the Environment Agency website the property sits in flood zone 1.

Unimplemented Planning Consents: Please note the planning reference 22/23723/FUL under Craven District Council provides planning consent for the construction of a passivhaus subject to holiday let restrictions, it has not been implemented on site, however it remains extant.

Broadband: B4RN is available and connected.

Title & Tenure: The property is offered for sale freehold with vacant possession on completion.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993.**

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

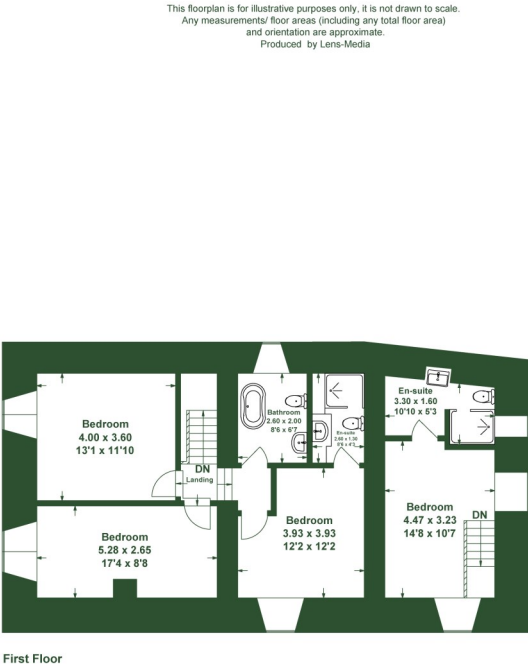
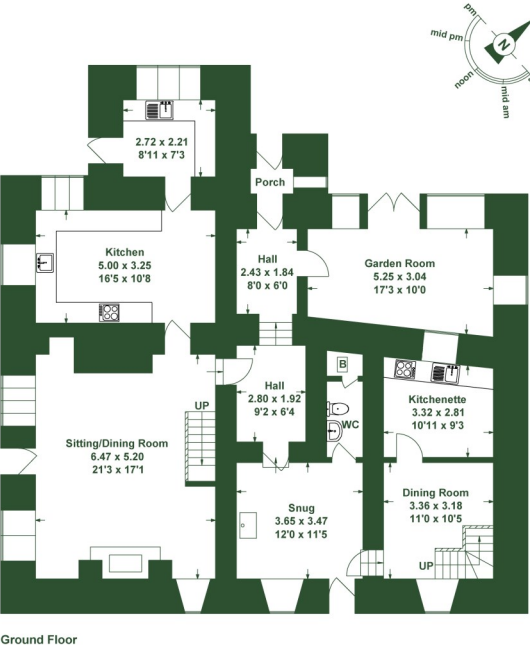
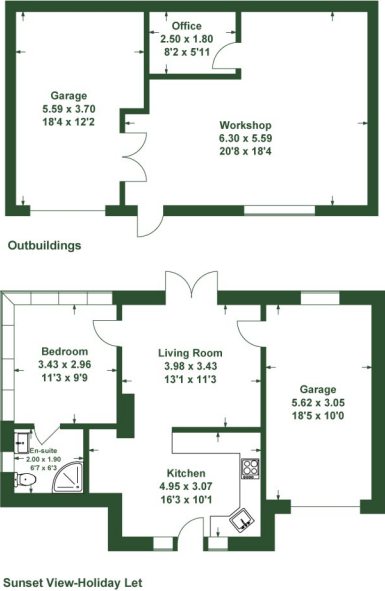
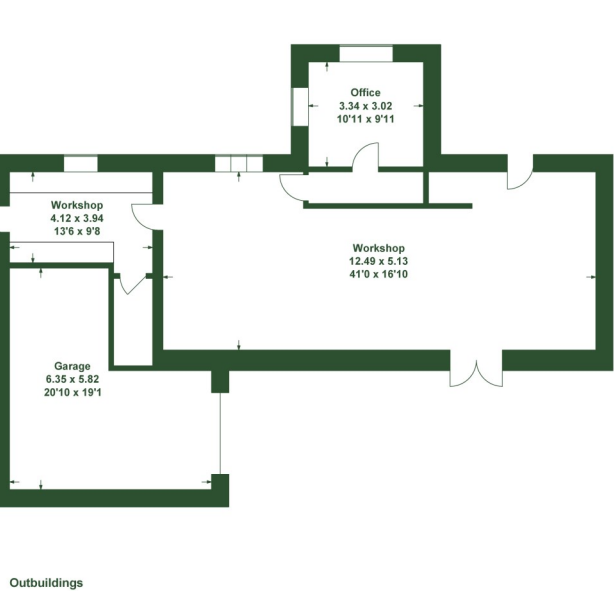
Mortgage Referrals We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

What3words location: **overheard//sharpens//fight** **PHOTOS TAKEN APRIL 2025**



Approximate Gross Internal Area : 229.48 sq m / 2470 sq ft
Sunset View-Holiday Let : 43.67 sq m / 470 sq ft
Garages : 64.23 sq m / 691 sq ft
Outbuilding : 127.30 sq m / 1370 sq ft
Total : 464.68 sq m / 5001 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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