



Newbiggin, Carnforth, LA6 2PL

Guide Price £1,600,000





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Offers in the region of £1,600,000



5 + 2 Bedrooms

2 + 1 Bathroom

8.87 Acres

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- Fully renovated country home in sought-after rural location
 - Gardens, grounds and land extending to approximately 8.87 acres (3.5 hectares) with equestrian facilities and stone outbuildings
 - Secondary holiday accommodation
 - Ideal for those with small holding and equestrian interests as well as agricultural purchasers
 - Excellent accessibility to the A65 and M6 road networks as well as the Lake District and Yorkshire Dales National Parks
 - Additional land available by separate negotiation



The epitome of rural charm, Newbiggin Farm is a fully restored 300 year old stone farmhouse set within beautiful gardens and grounds with approximately 8.87 acres of agricultural land beyond. With separate holiday accommodation, equestrian facilities and stone outbuildings there is something for all.

Situated just over 5 miles from the historic market town of Kirkby Lonsdale which provides a range of independent shops, eateries and amenities together with highly regarded schools, there is plenty on offer locally. The property provides easy access to the M6 motorway via Junction 36 which is approximately 3 miles west and has access to the A65 which is less than a 5 minute drive away. The West Coast Mainline is accessed from Oxenholme railway station 8 miles to the north, facilitating convenient travel connections. For those who love the outdoors the location is central to the Lake District and Yorkshire Dales National Parks, making this the perfect base to explore the scenic surroundings.



The 5 bedroom character farmhouse is an inviting blend of historic charm and contemporary comfort, making this the perfect family home. Thoughtfully extended into the adjoining stone barn the property seamlessly links timeless character and practical spaces.

Original features such as exposed beams, stone fireplaces and flagged floors add rustic elegance whilst modern enhancements ensure convenience.





At the heart of the home is a generous kitchen-dining area which is perfectly equipped for family gatherings and everyday life. The kitchen is set around an Aga and provides of plenty of storage. The central island creates a seamless link between the kitchen and dining space as well as giving practical storage. The dining area is complimented by a wood burning stove nestled within a stone fireplace, creating a warm and welcoming feel.

With a choice of living areas each space has been thoughtfully designed. A large lounge has a traditional design with everyday comfort and is set around a wood burning stove. The garden room is centrally positioned and open to the eaves, being a light-filled space, bringing the outdoors in. This is the perfect spot to take in the outlook from the stunning feature windows.



A separate sitting room caters for every occasion and is ideal for more intimate gatherings, or as a quiet space for relaxation. This room is finished with a more modern design and also has a feature wood burning stove.

To complete the ground floor accommodation there is a utility space, study area and cloakroom facilities, ideal for meeting the practical needs of country living.







The first floor provides 5 spacious and inviting bedrooms, accompanied by a family bathroom. The principal bedroom suite boasts a dual aspect outlook as well its own en-suite shower room and WC for added convenience. The remaining bedrooms enjoy a delightful outlook to the front, framing the picturesque views of open countryside.

Positioned off the landing is a well-appointed house bathroom providing WC, wash hand facilities and roll-top bath.



The gardens and grounds at Newbiggin Farm are a true extension of the home with a blend of beauty and functionality, being perfect for family life and entertaining guests. A large patio at the rear provides an ideal space for al-fresco dining. Beyond is an expanse of lawn bordered by dwarf stone walling and a feature pond. A pathway leads around the side of the house to an orchard area which extends to approximately 0.45 acres or thereabouts and is filled with mature fruit trees.

The front features a cottage-style lawned garden bursting with roses and a vibrant array of colour. The welcoming garden is an ever-changing display, enhancing the property's appeal and creating a charming first impression.





Adjacent to the farmhouse and in its own grounds can be found Stick Barn, an architecturally designed 2 bedroom holiday property which has been stunningly created from a 17th century barn to provide an open-plan ground floor living encompassing a kitchen-dining-sitting area set around a wood-burning stove. Bifold doors open to a patio area which offers breath taking views as a backdrop.

The ground floor also includes a double bedroom, shower room and storage area together with laundry facilities. The stairs lead to a mezzanine level which houses a second bedroom and is open to the eaves, allowing plenty of natural light. The barn has its own private patio garden and parking area to the front, making this a quiet space for visitors to enjoy without disturbing the farmhouse.



The grounds also offer a fully serviced timber stable block comprising of 3 stables, tack room and a yard area, making this ideal for equestrian enthusiasts. The stables have the benefit of a separate access, ensuring convenience and privacy.



Newbiggin Farm is offered for sale with 8.87 acres of agricultural land, made up of a paddock to the rear of Stick Barn extending to approximately 4.66 acres and land to the rear of the farmhouse which extends to 3.76 acres, together with the separate orchard area of 0.45 acres. For those looking for additional land there approx. 20 acres available by separate negotiation.



To complete the external area there is a large detached garage building together with lean-to off, providing excellent storage and parking area for several vehicles beyond. Part of the ground floor of the converted barn remains as a traditional workshop and storage space and does offer the potential for further conversion subject to the necessary consent.

Newbiggin Farm offers a blend of rural living with versatile income opportunities and is a property that caters for all interests.



General Remarks

Services : **Newbiggin Farmhouse** has the benefit of an oil-fired central heating system with under-floor heating to the ground floor. Mains water and mains electricity are available and connected. Drainage is via a septic tank B4RN internet connection is also available.

Stick Barn has an electric heating system, mains water and drainage to the septic tank B4RN internet is also connected.

Purchasers should satisfy themselves as to the working condition of the drainage system and compliance with the General Binding Regulations prior to exchange of contracts.

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 for several vehicles

Construction Type : **Newbiggin Farm** is of stone under slate roof construction.

Stick Barn is a converted stone under slate roof constructed property

Title & Tenure : The property is offered for sale Freehold with vacant possession upon completion.

Council Tax : **Newbiggin Farm** Band F

Stick Barn Business rates to be confirmed / Small business rate relief is likely to apply.

Local Authority : Westmorland & Furness Council

Planning : Stick Barn was granted planning consent under planning reference **SL/2020/0845** for a change of use and conversion for holiday let accommodation. Stick Barn is to be used purely as a holiday let and shall not be sold, let or occupied as a permanent residential property.

Restrictions and Restrictive Covenants : Please note that some land parcels are subject to a countryside stewardship agreement. Further information is available from the selling agents. We are not aware of any restrictive covenants affecting the subject property.

Unimplemented Planning Consents : None that we are aware of

Conservation Area / AONB : Not as far as we are aware.

Additional land : Land extending to approximately 34.26 acres is available by separate negotiation. The land is set adjacent to the property.

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

Easement, and Wayleaves or Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. Please note the access to the property at the north is accessed via a prescriptive easement.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of [Emma Hodgkinson BSc \(Hons\) MRICS FAAV MNAEA tel: 01539 751 993](#). Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words : [//ideal.deflate.shame](#)

Plans, Photographs & Measurements : The measurements as stated within the particulars have been taken from the Ordnance Survey mapping system, Promap and the Rural Land Registry plans. The information is provided for reference purposes only. The purchaser should have deemed to satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

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.

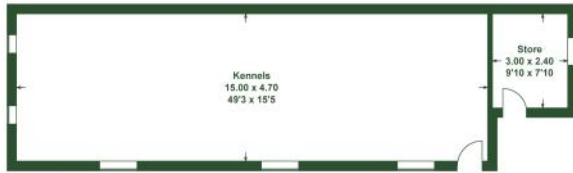
SUBJECT TO CONTRACT

IMAGES WERE TAKEN IN JUNE 2024 (EXTERNAL) & JANUARY 2025 (INTERNAL)

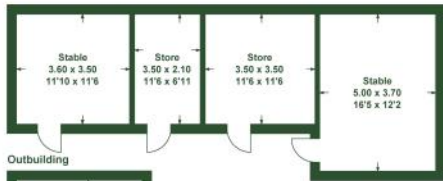


Approximate Gross Internal Area : 380.71 sq m / 4098 sq ft
 Outbuildings : 140.42 sq m / 1511 sq ft
 Holiday Cottage : 70.60 sq m / 760 sq ft
 Total : 591.73 sq m / 6369 sq ft

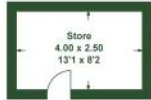
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Outbuilding



Outbuilding



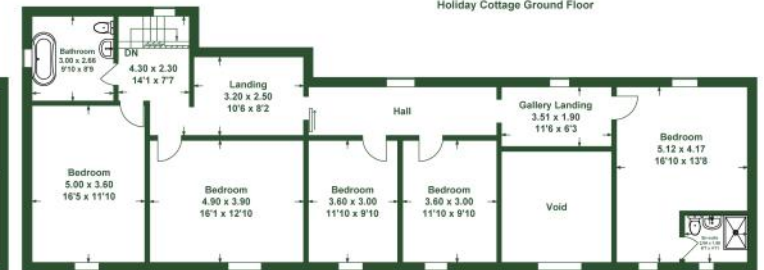
Outbuilding



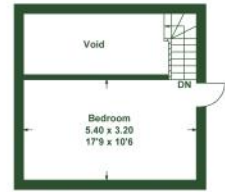
Lower Ground Floor



Ground Floor



First Floor



Holiday Cottage First Floor

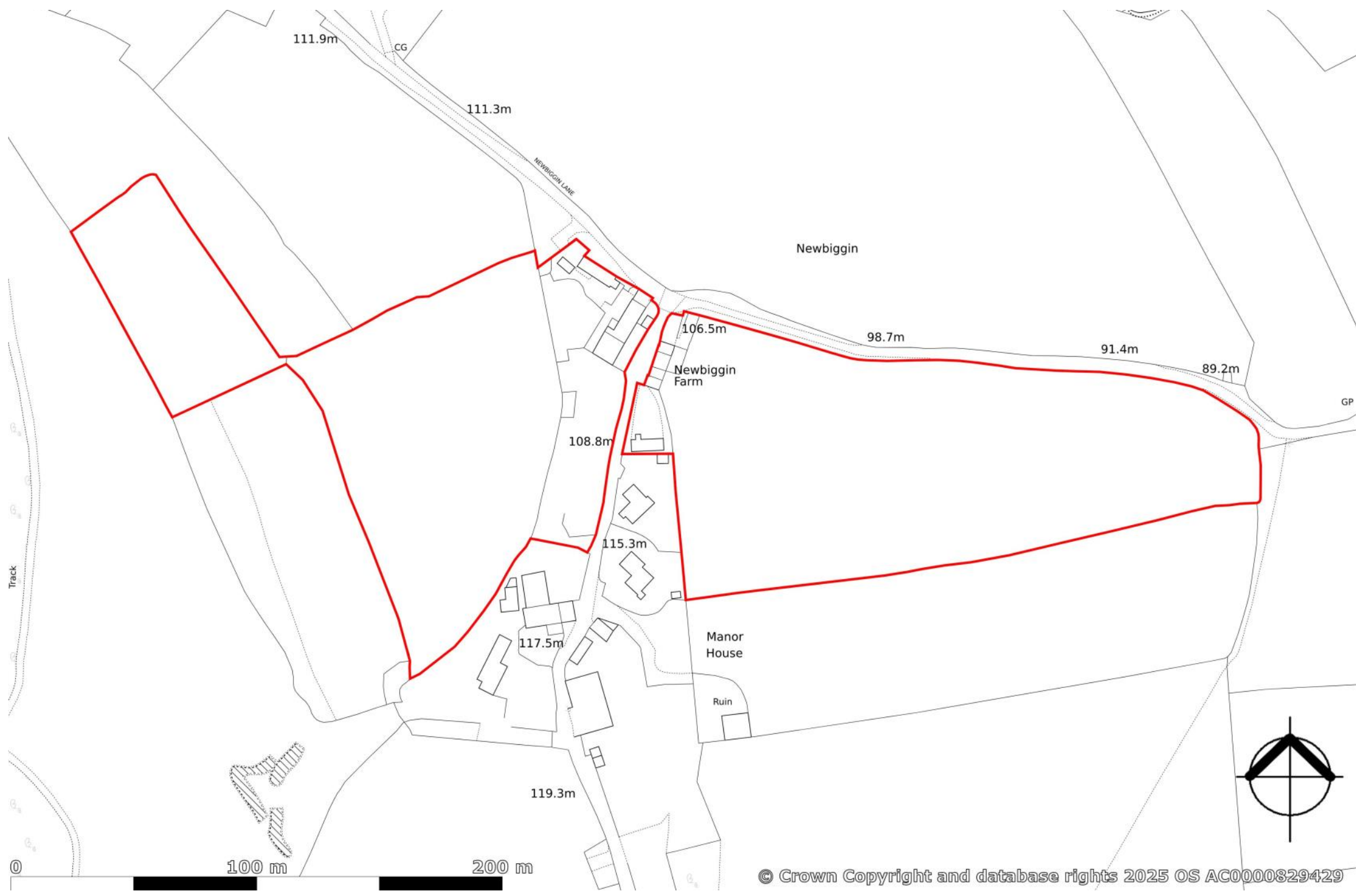


Holiday Cottage Ground Floor

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 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		
69-80	C		69 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



©

100 m

200 m

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