

Offers Over £750,000



Armitstead
Barnett

Millthrop, Sedbergh, Cumbria LA10 5SS





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Sedbergh
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- Character Grade II Listed Farmhouse
- Generous gardens and grounds with land extending to approximately 13.90 acres
- Rural yet accessible position, located within Yorkshire Dales National Park
- Within easy reach of highly regarded schools
- Available fully furnished
- Adjacent barn with full planning consent available by separate negotiation.





A charming farmhouse nestled in the serene landscape of Millthorp, on the edge of Sedbergh, this home is a delightful blend of rustic charm and character providing spacious living accommodation in a peaceful yet convenient location with adjoining land extending to approximately 13.90 acres. Whether you are seeking a full-time country home, a second home or a holiday rental investment as it is currently used, this is a fabulous lifestyle opportunity to suit all needs.

Millthorp is a rural hamlet, situated a short drive from the quaint market town of Sedbergh which offers the perfect balance of privacy and accessibility. Sedbergh is renowned for its charming streets, book shops, cafes, excellent schools, and scenic views of the Howgill Fells all nestled within the Yorkshire Dales National Park. The location is ideal for those who enjoy the outdoors with endless opportunities for activities such as hiking and cycling with the Dales Way on the doorstep, making Millthorp the perfect base for exploring both the Yorkshire Dales, Lake District National Park and beyond with easy access to the M6 via Junction 37, which is approximately 10 minutes' drive away.



Dating back to the 18th century this home is full of history, charm and character with thick stone walls, exposed beams and stone flagged floors, with a well thought out layout making it practical and welcoming for families and guests alike.

The property is entered at the rear via a large utility room, offering plenty of storage for boots and wet weather clothing after a day exploring the local area. This leads into a large well fitted kitchen with views over the open countryside and beyond.

The ground floor is completed with a large living/dining room, an impressive space perfect for entertaining guests with its beamed ceiling and feature fireplace leading to a sitting room, complete with a wood-burning stove.



Upstairs, all the bedrooms have an outlook to the front of the property, over the River Dee. The principal bedroom is a fantastic space with high ceilings, exposed beams and a feature fireplace complete with an ensuite shower room. There is another ensuite bedroom, complete with fitted wardrobes to one wall and two further double bedrooms of good proportions, making four bedrooms in total. The family bathroom comprises a generous space with a traditional four-piece suite including a double ended spa bath with a built up surround.

There is an additional staircase from the landing, leading to a good loft space.





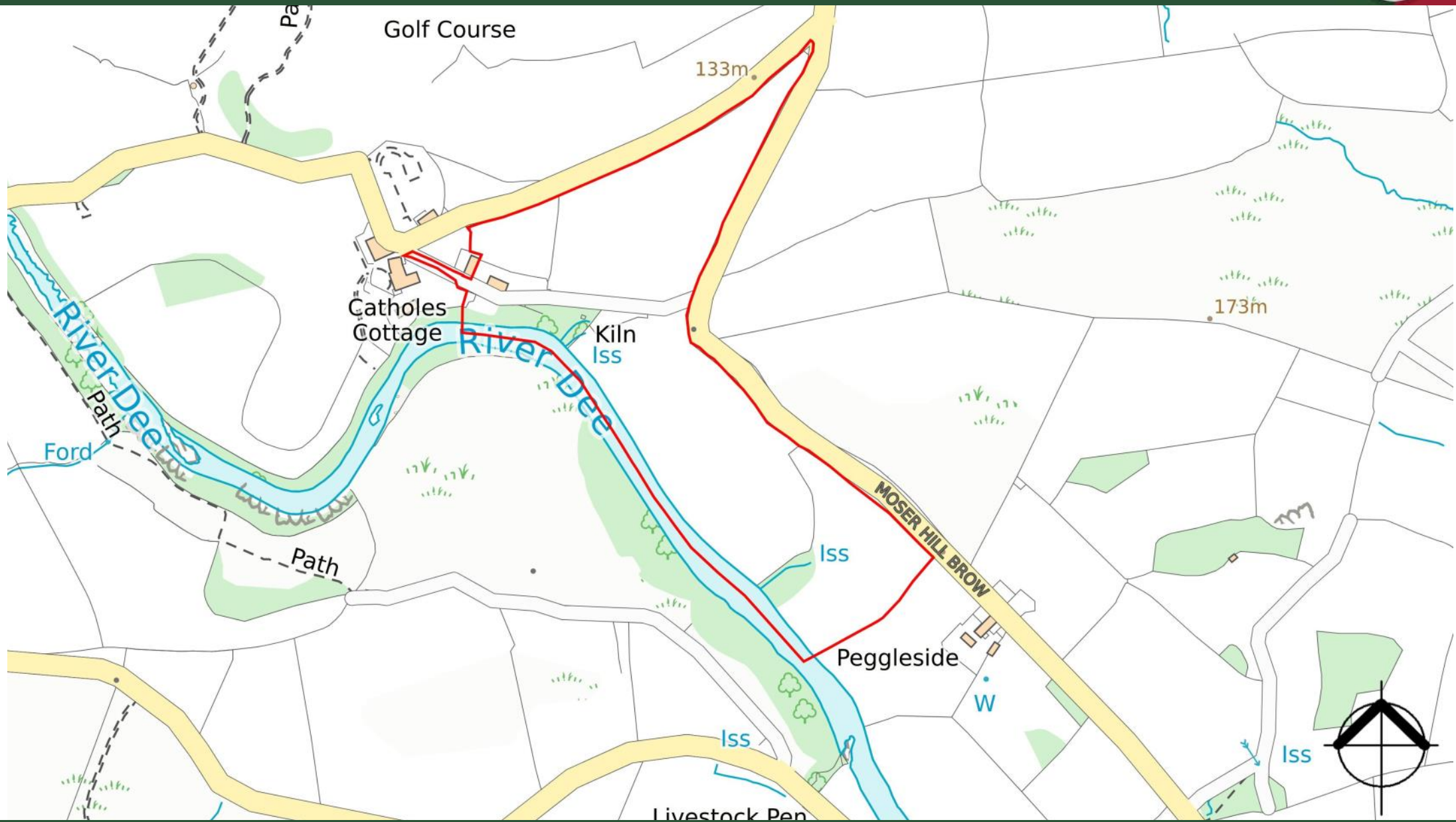


To the rear of the property, the land offers potential for substantial terrace gardens, perfect for enjoying the stunning views of the Howgills and surroundings. Also, to the rear of the property there is a large patio area, ideal for entertaining guests throughout summer and a raised lawned garden area giving privacy, with a further garden to the front overlooking the River Dee. The land extends to approximately 13.90 acres of pastureland, and offers a great opportunity for those with dreams of acquiring a smallholding in a sought after area. Included within the sale, are fishing rights on approximately one and a half miles of the River Dee, accessed directly from the property's land.

This beautifully restored 18th-century farmhouse offers a rare opportunity to enjoy a peaceful rural lifestyle with fabulous accessibility. With its generous living space, characterful features and extensive grounds, it's ideally suited for use as a permanent residence, a countryside retreat, or a high-end holiday let.

The adjacent barn has planning permission for a three-bedroom detached property, perfect for more space or accommodation needs, and is available for sale by separate negotiation.

Please get in touch with the selling agent for further details.





General Remarks

Services: The property has the benefit of mains water and mains electricity, private drainage system and heating by LPG.

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: Detached stone under slate roof

Local Authority: Westmorland and Furness Council

Council Tax: Business Rates apply-currently a holiday let

Restrictive Covenants: None as far as we are aware.

Conservation Area: The property is located within the Yorkshire Dales National Park

Listed Building: Grade II Listed-Reference 1384087

Easements, Wayleaves and 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. We are aware that there is a bridleway which passes the property at the front leading from the golf club to Dent Road.

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: We are not aware of any planning consents affecting the property.

Broadband: Available and connected – B4RN

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.

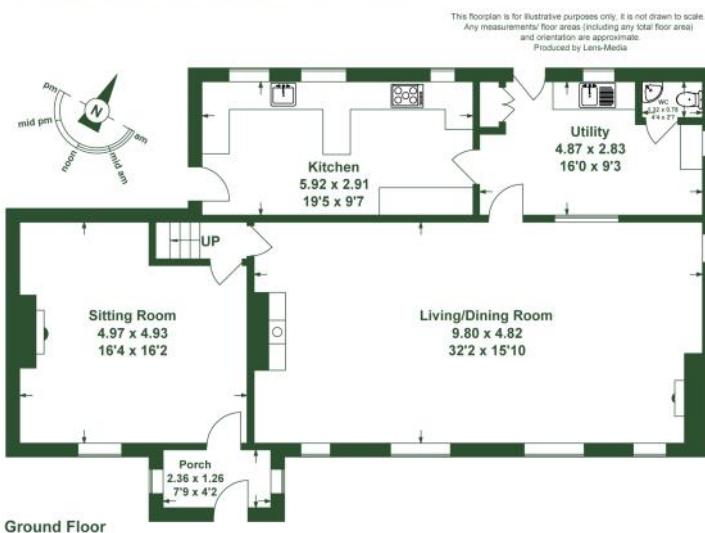
Mortgage Referrals We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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.

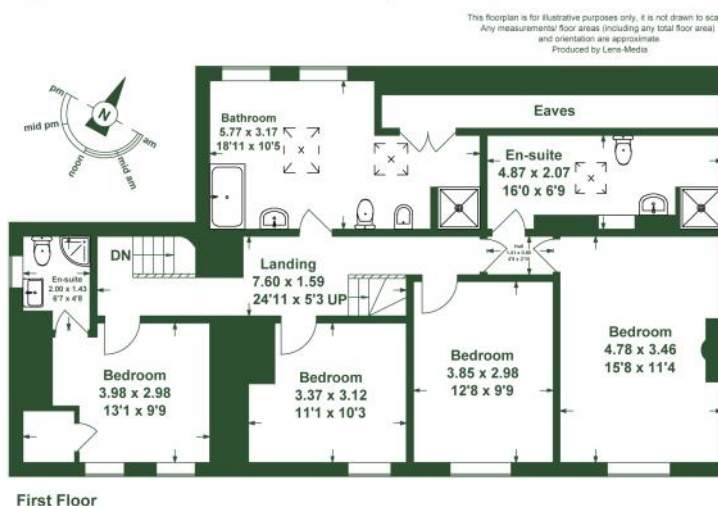
PHOTOS TAKEN APRIL 2025

What3words location: [///defaults.golf.object](#)

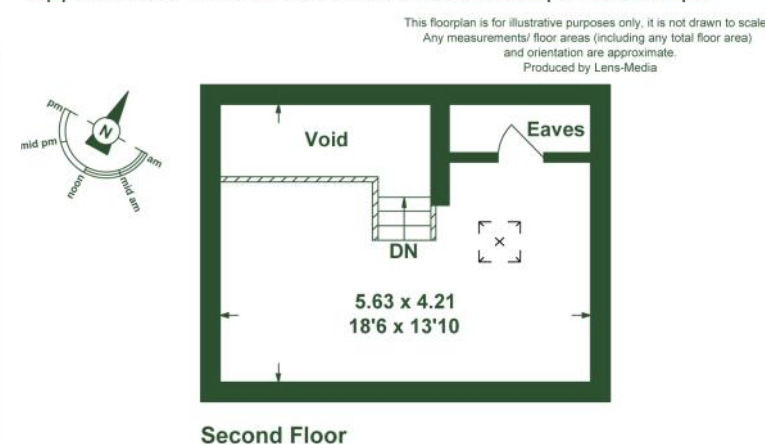
Approximate Gross Internal Area : 108.71 sq m / 1170 sq ft



Approximate Gross Internal Area : 99.55 sq m / 1072 sq ft



Approximate Gross Internal Area : 23.70 sq m / 255 sq ft



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 to 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.



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