

For Sale by Informal Tender

Offers Over £650,000



Hutton Roof, Carnforth, Cumbria, LA6 2PG





Armitstead Barnett

abarnett.co.uk



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For Sale by Informal Tender – Offers Over £650,000

Tender Deadline 12 noon 12th August 2025

Open Viewing Days:

Wednesday 9th July 2pm-4pm,

Saturday 19th July 10am-12pm

Saturday 26th July 2pm-4pm

- Spacious character home offering excellent scope for reconfiguration and upgrading.
- Range of traditional stone outbuildings and barn providing substantial storage, garaging and excellent alternative uses, subject to planning.
- Set in a plot extending to approximately 9.4 acres (3.8ha), or thereabouts, of productive meadowland and natural woodland.
- Secluded private location with stunning views.
- Excellent opportunity for smallholding or recreational use, including lifestyle potential, subject to planning.
- Located in a sought-after position, a short drive from Kirkby Lonsdale with easy access to the Lake District.





Steeped in character, Crag Side offers a character farmhouse, ideal for those looking to renovate and reconfigure a property to create a dream home. The farmhouse offers generous living accommodation with traditional features including stone walls, wooden beams and large windows. The property needs modernisation and refurbishment and offers excellent potential to extend into the adjoining barn area.

Having been formerly utilised as holiday accommodation, this is the perfect place to create a smallholding or rural lifestyle opportunity. Whether this be for personal use or as a self-sustained retreat, the privacy of the setting is the ideal place. Surrounded by open countryside and woodland, and set at the foot of Hutton Roof Crag, the location offers a peaceful escape whilst being accessible and well connected to the local amenities of Kirkby Lonsdale and beyond to Lancaster and the Lake District National Park.





The charming market town of Kirkby Lonsdale is situated a short drive away, offering excellent independent shops, cafes and schooling, everything required for everyday living. Beyond is the historic City of Lancaster, which has additional services and amenities; while the Lake District National Park, situated to the west, is ideal for those who enjoy outdoor activities and stunning scenery.



The front entrance to the house is a welcoming stone porchway, which opens into a generous lounge with a fireplace to one wall. Two steps lead to the open kitchen / dining area, with dual outlook to the front and rear. The kitchen units are set to one side allowing plenty of space for use as a family room or entertaining. There is a ground floor bedroom and pantry area which completes the ground floor accommodation.



The first floor provides three further bedrooms and a house bathroom. Accessed externally, is a further area to the first floor, which sits above the kitchen which could be incorporated within the property as accommodation, subject to planning consent.

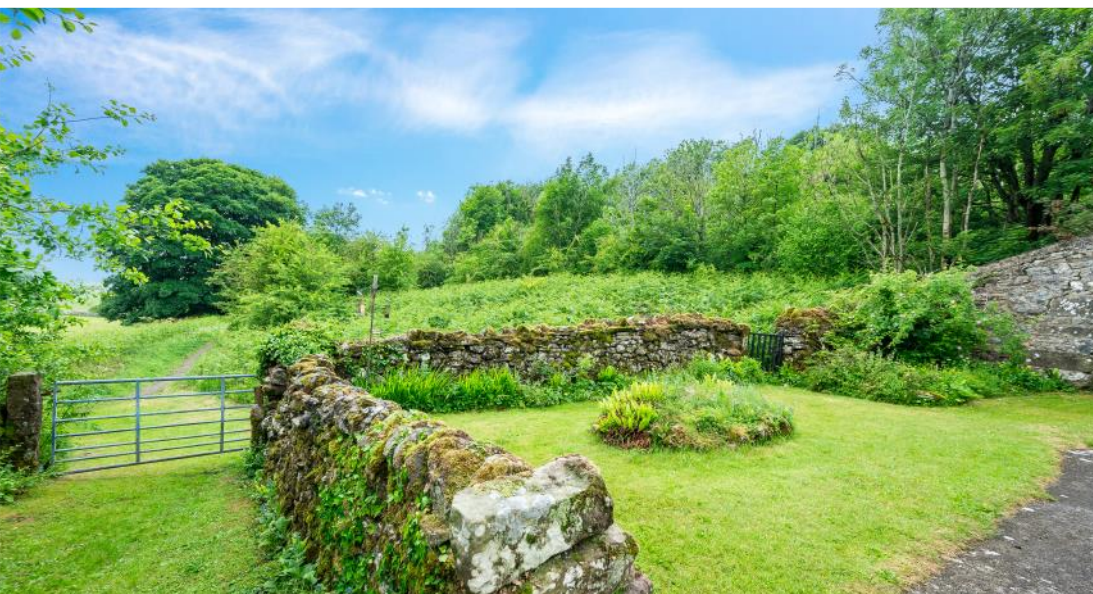


Outside, there are a range of stone outbuildings and barn which provide valuable storage space and have the possibility of alternative uses, subject to planning consent being obtained. Whether it is a home office, studio or extra living space that is required, the possibilities are endless.





The grounds at Crag Side extend to 9.4 acres (3.8ha), or thereabouts, and are made up of areas of productive meadowland with a woodland glade which sits centrally within the land, providing a perfect haven for wildlife and habitat for a variety of plants and animals. The wooded area adds to the privacy and peaceful setting of the grounds. The surrounding land is ideal for farming or smallholding interests, as well as outdoor lifestyle opportunities should purchasers wish.



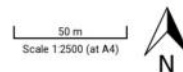
Access to the property is along the concrete track which leads through the land directly to the property giving excellent access.

This is an exciting opportunity for anyone looking to embrace a rural lifestyle with the opportunity to enhance its value. Set in a tranquil location, within easy reach of Kirkby Lonsdale and the Lake District, the property offers the perfect blend of seclusion and convenience.

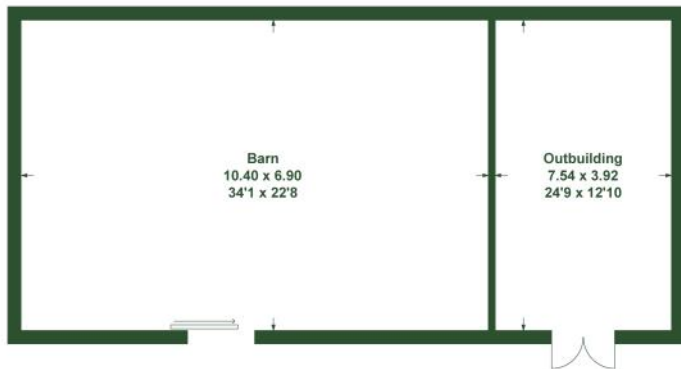




Produced on Land App, May 23, 2025.
© OpenStreetMap contributors



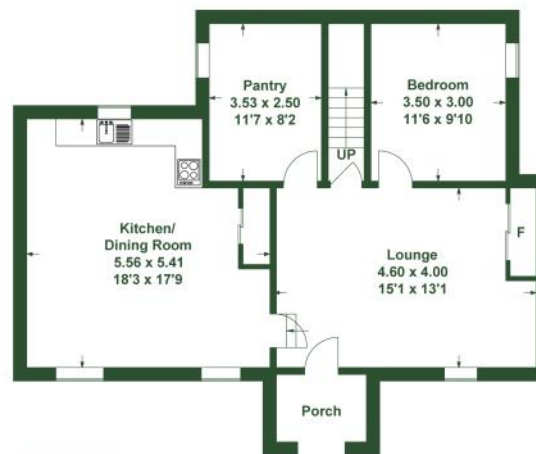
Approximate Gross Internal Area : 155.96 sq m / 1679 sq ft
Outbuildings : 142.78 sq m / 1537 sq ft
Total : 298.74 sq m / 3216 sq ft



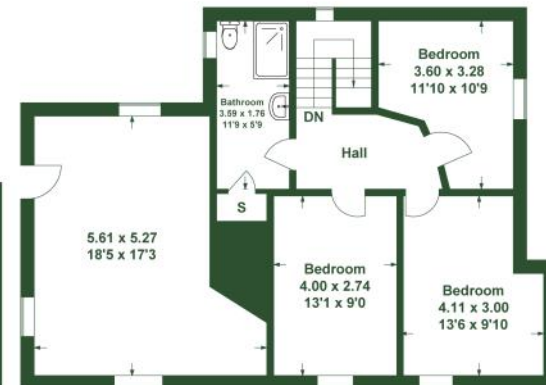
Outbuilding



Outbuilding



Ground Floor



First Floor

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 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 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		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	15 G	



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General Remarks

Services: Mains electricity and mains water available and connected; drainage is by private drainage arrangement, please note the drainage system does NOT comply with

General Binding Regulations and purchasers must make their offer on this basis.

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.

Title & Tenure: Freehold with vacant possession on completion.

Council Tax: Band F.

Local Authority: Westmorland & Furness Council.

Construction Type: Stone under slate roof.

Parking: On site for several vehicles.

Restrictive Covenants: None known.

Listed Building: None.

Conservation Area / AONB: None, however, please note the property adjoins the Hutton Roof SSSI.

Easements, Wayleaves, or Rights of Way: We are aware that there is an easement in favour of United Utilities in relation to the Manchester to Thirlmere Aqueduct water pipe, which crosses the land. We are also aware that there is a wayleave in favour of B4RN for the fibre broadband, which crosses the property.

Flooding: The property has not flooded within the last five years.

Unimplemented Planning Consents affecting the property: None.

Planning: All planning enquiries must be made direct to the local planning authority.

Broadband: B4RN is onsite, however, not connected to the property.

Other: Please note that it is likely that there is asbestos contained within the farm buildings.

Viewings: Viewings are by appointment with the sole selling agents unless advised otherwise – telephone 01539 751993. Viewings are on the open viewing days as below, we appreciate interested parties registering their interest and confirming their attendance.

Open Viewing Days: Wednesday 9th July 2pm-4pm, Saturday 19th July 10am-12pm, Saturday 26th July 2pm-4pm

What3Words - [///blackouts.trick.removals](#)

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 offered for sale by Informal Tender. The Vendor has reserved the right to amalgamate, withdraw or exclude any part of the property shown at any time or to generally amend the particulars of order of sale. Parties wishing to offer should complete the Tender form at the rear of the sales particulars and return to Armitstead Barnett Lane Farm, Milnthorpe, Cumbria LA7 7NH by **12 noon 12th August 2025** FAO: Emma Hodgkinson BSc (Hons) MRICS FAAV MNAEA

SUBJECT TO CONTRACT.

IMAGES TAKEN MAY 2025



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
01704 895 995
burscough@abarnett.co.uk

Cumbria

Lane Farm, Crooklands,
Milnthorpe, LA7 7NH
01539 751 993
cumbria@abarnett.co.uk

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
01200 411 155
clitheroe@abarnett.co.uk

Armitstead
Barnett



Armitstead Barnett

abarnett.co.uk

TENDER FORM

Crag Side, Hutton Roof, Carnforth LA6 2PG

Tender Date: 12 Noon 12th August 2025

To: Armitstead Barnett LLP Lane Farm, Milnthorpe, Cumbria LA7 7NH

I/We (insert full name(s))	
Of (full postal address)	
Post Code	Contact Telephone No(s)/Mobile
Contact Email(s)	

Hereby offer the following fixed sum to purchase (Subject to Contract) Crag Side, Hutton Roof, Carnforth LA6 2PG or such part thereof as detailed below as described in the Particulars of Sale prepared by Armitstead Barnett.

£

I/We understand and confirm as follows:

- That in submitting this offer I am/we are deemed to have read and understood the Particulars of Sale and inspected the property.
- That the Vendor is not bound to accept the highest or any offer, or any combination of offers.
- Proof of funds are enclosed.
- That if this offer is accepted I/we will exchange unconditional contracts between 6-8 weeks. Completion will take place by mutual agreement.
- That in order to complete the purchase*:

- | | | |
|---|--|--------|
| • | Subject to sale of existing property | Yes/No |
| • | Cash funds are available | Yes/No |
| • | Mortgage funding will be required | Yes/No |
| • | That our mortgage offer is subject to the following conditions | |

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The Solicitor who will be acting on my/our behalf is:

Name:

.....

Firm:

.....

Full postal address:

.....

.....

Post Code:

.....

Signed:

Dated:

PLEASE NOTE THAT THIS OFFER FOR MUST BE RETURNED TO ARMITSTEAD BARNETT NO LATER THAN 12 NOON 12TH AUGUST 2025 IN A PLAIN ENVELOPE STATING 'CRAG SIDE, HUTTON ROOF, CARNFORTH LA6 2PG'

***** PLEASE ENSURE YOUR PROOF OF IDENTITY IS SUPPLIED WITH YOUR OFFER *****

AS REQUIRED BY MONEY LAUNDERING REGULATIONS WHICH CAME INTO EFFECT ON 26TH JUNE 2017. FULL DETAILS OF THE MONEY LAUNDERING REGULATIONS ARE INCLUDED IN THE SALES PARTICULARS AND WE DRAW YOUR ATTENTION SPECIFICALLY TO THESE. MORE PARTICULARLY 2 FORMS OF IDENTIFICATION MUST ACCOMPANY ANY TENDER SUBMITTED.

CONDITIONS RELATING TO TENDER

Please bear in mind the following when preparing the tender document for the property enclosed within these particulars.

- Armitstead Barnett and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.
- Submission of a tender document does not constitute any part of a contract.
- We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.
- We would suggest that if an offer is made subject to any factors such as planning then these are outlined on the attached form or on a continuation sheet if necessary.