

£525,000



Armitstead
Barnett

Farmhouse & Annex Buildings, Bridge End Farm, Brookhouse



Farmhouse & Annex Buildings
Bridge End Farm
Brookhouse Road
Brookhouse
LA2 9NW

For Sale £525,000

- Historic farmhouse and adjacent annex buildings offering a unique development opportunity.
- Planning permission in place for full upgrade with annex accommodation
- Located in a highly sought after Lune Valley village within walking distance of village and local amenities.
- Convenient access to Lancaster, M6 and catchment for excellent schooling.
- Adjoining parcel of land available by negotiation





Bridge End Farm presents a rare opportunity to acquire a premium rural home within the highly sought-after Lune Valley village of Brookhouse. This historic farmhouse and adjacent annex buildings, form part of the prestigious Bridge End Farm development site which offers a total of 5 bespoke homes.

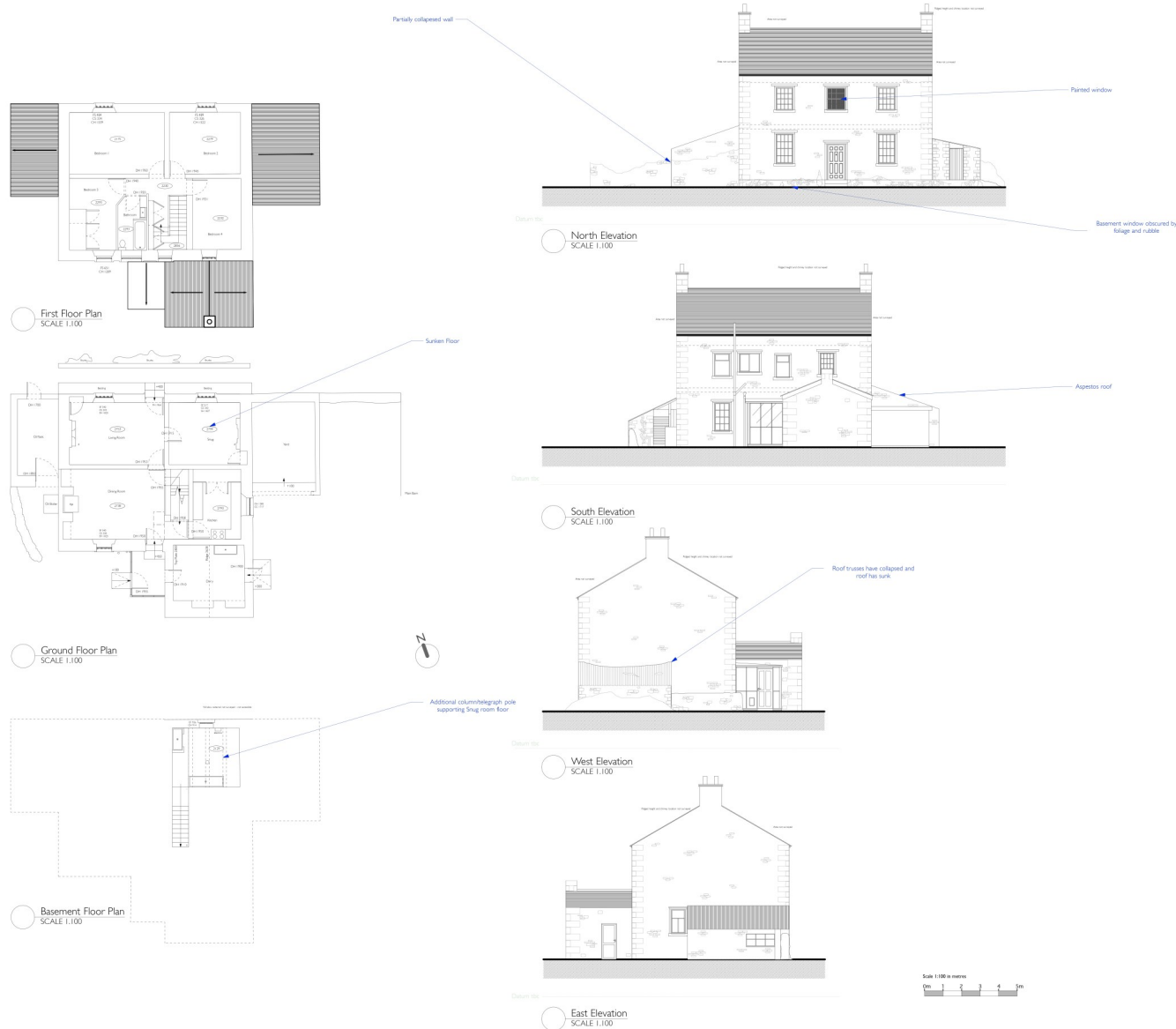
The farmhouse (166.5 sq m) offers exceptional potential for refurbishment, with accommodation including a utility area, boot room, kitchen, living room, dining room, study, three bedrooms (one ensuite) and a house bathroom. Adjacent is the charming former cart shed and piggery (86 sq m), offering full planning consent for conversion - a gym/workspace on the ground floor and an ensuite bedroom above. The planning also offers flexibility to be repurposed to suit your individual preferences, such as a self contained annex or guest suites. A separate detached building with a study and WC provides the ideal home office. These plans have been created to maximise both space and potential.



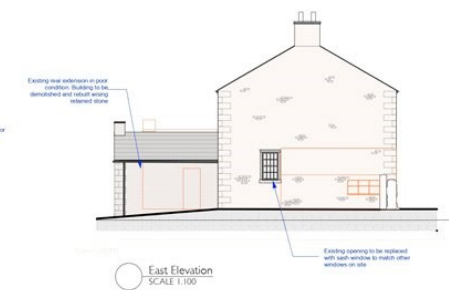
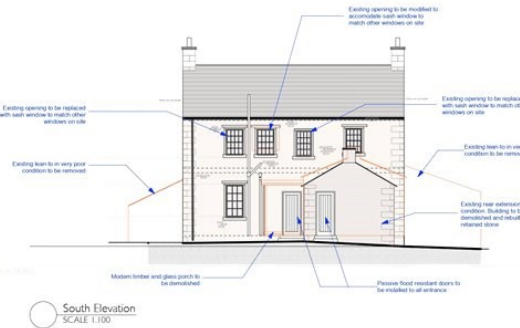
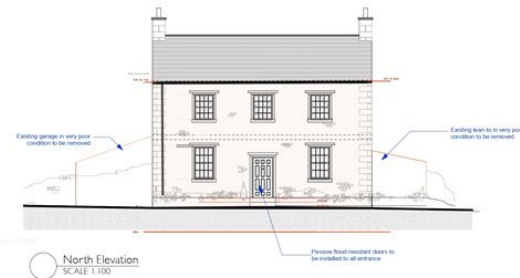
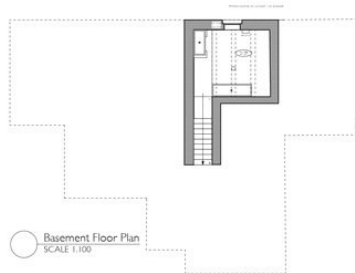
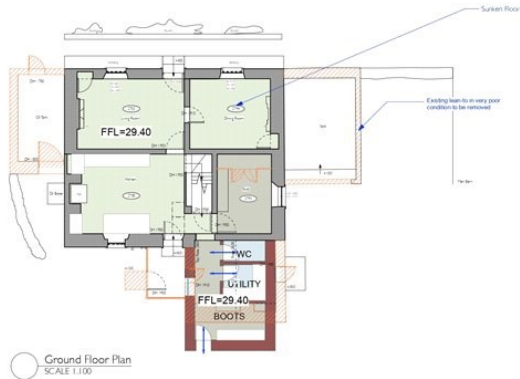
Outside the generous grounds offer the perfect setting. With scope for additional land (by separate negotiation) this could be the perfect equestrian or smallholding property and is ideal for those looking for a country home with character, space and endless potential.

Set along a private tree-lined, riverside driveway, this superb opportunity to acquire a premium home. The highly sought after Lune Valley setting is ideal for an exclusive family home for those who want to be within walking distance of all amenities. Set between the village of Caton and Brookhouse there is plenty of amenities within walking distance as well as a choice of local schools for the family market. Lancaster, is approximately 10 minutes' drive away, where the M6 motorway can be accessed via Junction 34 and rail links to Manchester and London Euston.

Existing Farm House



Rev.	Initial	Date	Notes
WORK IN PROGRESS			
BRIDGE END FARM 2			
Existing			
Plans and Elevations			
Drawn by	5973 / bbb/02	Date	Jan-21
Scale	1:100	@ A11	Drawn by J.L.
MASON GILLIBRAND ARCHITECTS			
14 WILLOW HILL, FELL VIEW, CATON, LANCASTER, LA3 9BA			
T: 01524 771 371 F: 01524 771 330 www.mgillibrand.com			
MASON GILLIBRAND ARCHITECTS is a limited liability company registered in England and Wales. The company is authorised to carry out architectural work in accordance with the Architectural Act 1997 and the Architectural Regulations 2003. The company is a member of the Architectural Association and the Royal Institute of British Architects.			



A: 02/23/2024 Revised FFL to new extension and added
note for flood resistant doors

Rev Initial Date Note

PLANNING

BRIDGE END FARM 2

Farmhouse

Proposed Plans and Elevations

Proj no: 5973/cb/10 Date: Jan-21

Scale: 1:100 @ A1

MASON GILLIBRAND

19 WILLOW MILL FELL VIEW GATON LANCASTER LA2 9BA

T 01524 771 977 F 01524 771 101 www.masongillibrand.com

These drawings are prepared by the architect for the client and are not to be used for any other purpose without the written consent of the architect.

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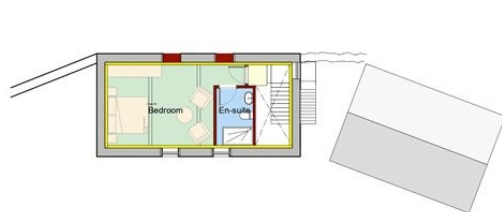
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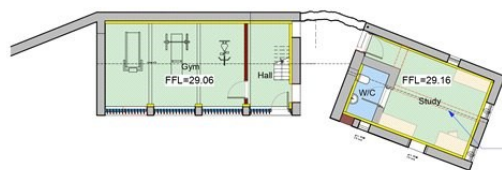
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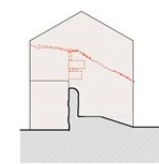
1 First Floor Plan
Scale: Scale - 1:100



1 Ground Floor Plan
Scale: Scale - 1:100



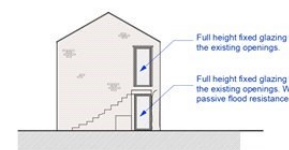
1 Northeast Elevation
Scale: Scale - 1:100



1 Southeast Elevation Small Barn
Scale: Scale - 1:100



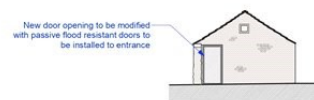
1 Southwest Elevation
Scale: Scale - 1:100



1 Northwest Elevation Small Barn
Scale: Scale - 1:100



1 Southeast Elevation Pigsty
Scale: Scale - 1:100



1 Northwest Elevation Pigsty
Scale: Scale - 1:100

A. WEL 22/02/2024 Revised FFL to rear extension and added note for flood resistant doors

PLANNING

BRIDGE END FARM 2
Outbuilding Cartshed & Piggy

5873/cb/12 10/22/22 A

1:50 @ ATL 100

MASON GILLIBRAND

10, WILLOWHALL (FULL VIEW) GARDEN, LEICESTER LA2 9BA

T: 01534 211 271 P: 01534 211 282 www.masongillibrand.com

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Scale 1:100 as marked

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

General Remarks:

Services: The property has the benefit of mains water, mains electricity available and connected. Drainage is via a treatment plant which is proposed on the plans. Purchasers will need to satisfy themselves as to the suitability of the services.

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

Restrictive Covenants : None Known

Conservation Area / AONB : Forest of Bowland, Area of Outstanding Natural Beauty.

Easement, and Wayleaves or Rights of Way : The residential property known as Hunters Beck has a right of access at all times for all purposes along the driveway leading to the property. In addition, there is a right of access for the garage / store to the north of the site. Access to the property is shared with other properties within the development.

Flooding : Documents relating to the flooding are available on the planning portal.

Broadband: B4RN is available locally.

Planning Consents affecting the property : Please note that plans are based on Ordnance Survey plans, the information provided is for reference purposes only.

Local Authority: Lancaster City Council

Council Tax: Properties to be assessed

Planning: The property has Planning Consent under Planning Application Reference **23/00946/ FUL**, which was successful on appeal on 23rd May 2025 under Appeal Reference **APP/A2335/ W/24/3357058**.

Any planning queries must be made directly to the local planning authority.

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**. 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.

Building Safety : The buildings require refurbishment health and safety must be followed when entering the site and all viewings must be accompanied.

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: ///shifts.greed.coiling

SUBJECT TO CONTRACT