

Offers Over £1,600,000



Armitstead
Barnett

Woodhouse, Milnthorpe, Cumbria LA7 7LY



Woodhouse Farm – Offers Over £1,600,000

A livestock farm with 8 bedroom farmhouse, a range of traditional buildings with planning consent for residential conversion and modern building, together with 76.55 acres (30.98ha) of land set in a highly accessible position on the edge of Milnthorpe.

Substantial 8-bedroom farmhouse with spacious living accommodation in need of modernisation

76.55 acres (30.98 hectares) of productive grassland with roadside access

Range of traditional buildings with planning consent for three dwellings and garaging

Set in a desirable and accessible location with excellent access to the A6 and M6

Offered as a whole and or in lots



Milnthorpe – 2 miles



Kendal – 7 miles



Junction 36 of the M6 motorway – 3 miles

For Sale by Informal Tender

Tender Deadline: Wednesday 12th November 2025

Open Viewing Days:

Saturday 11th October

10am – 12pm

Wednesday 29th October

2pm – 4pm

Saturday 1st November

10am - 12pm



Woodhouse Farm is offered for sale as a whole or in up to six lots and will appeal to a wide range of purchasers, from those seeking a substantial family home with land, agricultural interests and adjoining landowners as well as developers looking to capitalise on the exciting planning consent for three residential conversions within the traditional stone barns. With its impressive 8-bedroom farmhouse, characterful outbuildings, and 76.55 acres (30.98ha) of productive land, the property offers outstanding scope.

The yard area includes an attractive range of traditional stone barns alongside a modern steel portal frame cubicle building. The traditional barns benefit from full planning consent (Application Reference 2024/1141/FPA) for conversion into three distinctive residential dwellings, complete with garaging facilities. This offers exciting potential for development, whether for family use, multi-generational living, or as investment opportunities.

The land forming Woodhouse Farm extends to 76.55 acres (30.98ha) of grassland and sits north and south of the farmstead, with multiple roadside access points from Woodhouse Lane, Viver Lane, Haverflatts Lane and Mabbin Hall Lane. The land offers productive grassland and is classified on the Agricultural Land Classification as being Grade 3. The land is well fenced and watered by either natural or mains water supplies.

Set in a superbly accessible South Lakeland location in the hamlet of Woodhouse, the location is just a short distance from the market town of Milnthorpe, with its range of everyday amenities and good access to the A6 leading north and south. The vibrant town of Kendal, known as the "Gateway to the Lake District," is only a 15-minute drive away. Access to the M6 is situated only 3 miles east, at Crooklands making this an easily accessible holding.



Lot 1 – As shown shaded 'Red' – Guide Price - £850,000

Comprising the farmhouse, yard and buildings extending to 2.21 acres or thereabouts. The farmhouse itself is a substantial 8-bedroom property, set proudly within the farmstead with gardens to the front. Arranged over three floors, it offers generous and flexible accommodation that is now ready for modernisation. This presents an exciting opportunity for purchasers to update and transform the house to their own taste.

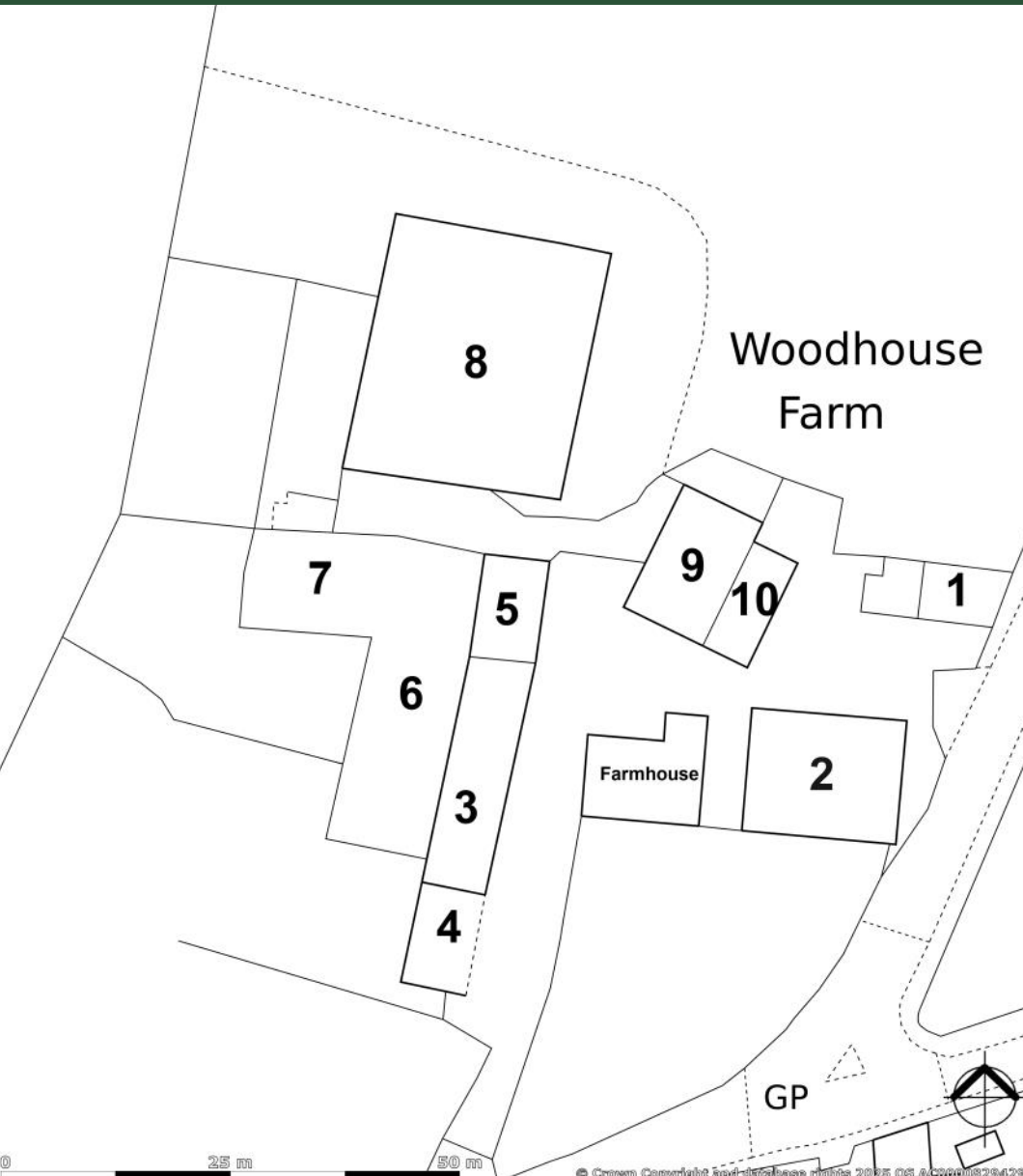
There is a range of stone barns with the benefit of planning consent for conversion to 3 dwellings, together with a steel portal framed cubicle building with future planning potential, silage clamp and midden area.

The traditional stone barns have planning consent under application reference 2024/1141/FPA for conversion into three residential dwellings together with associated landscaping. The approved scheme provides for:

- Barn One – proposed to be a three-bedroom property with kitchen and living area to the ground floor. Outside the property has a private garden space and garaging.
- Barn Two – proposed as a five-bedroom detached property with open plan living, home office/gym, utility area and separate living space to the ground floor. This property has a generous garden which sits predominately to the front and garaging to the rear.
- Barn Three – proposed as a four-bedroom detached property with open plan living, utility, office and separate living room to the ground floor, offering flexible accommodation suitable for family living. Externally the gardens are positioned to the west on the area currently used as the silage clamp. Garaging is attached to the south elevation.



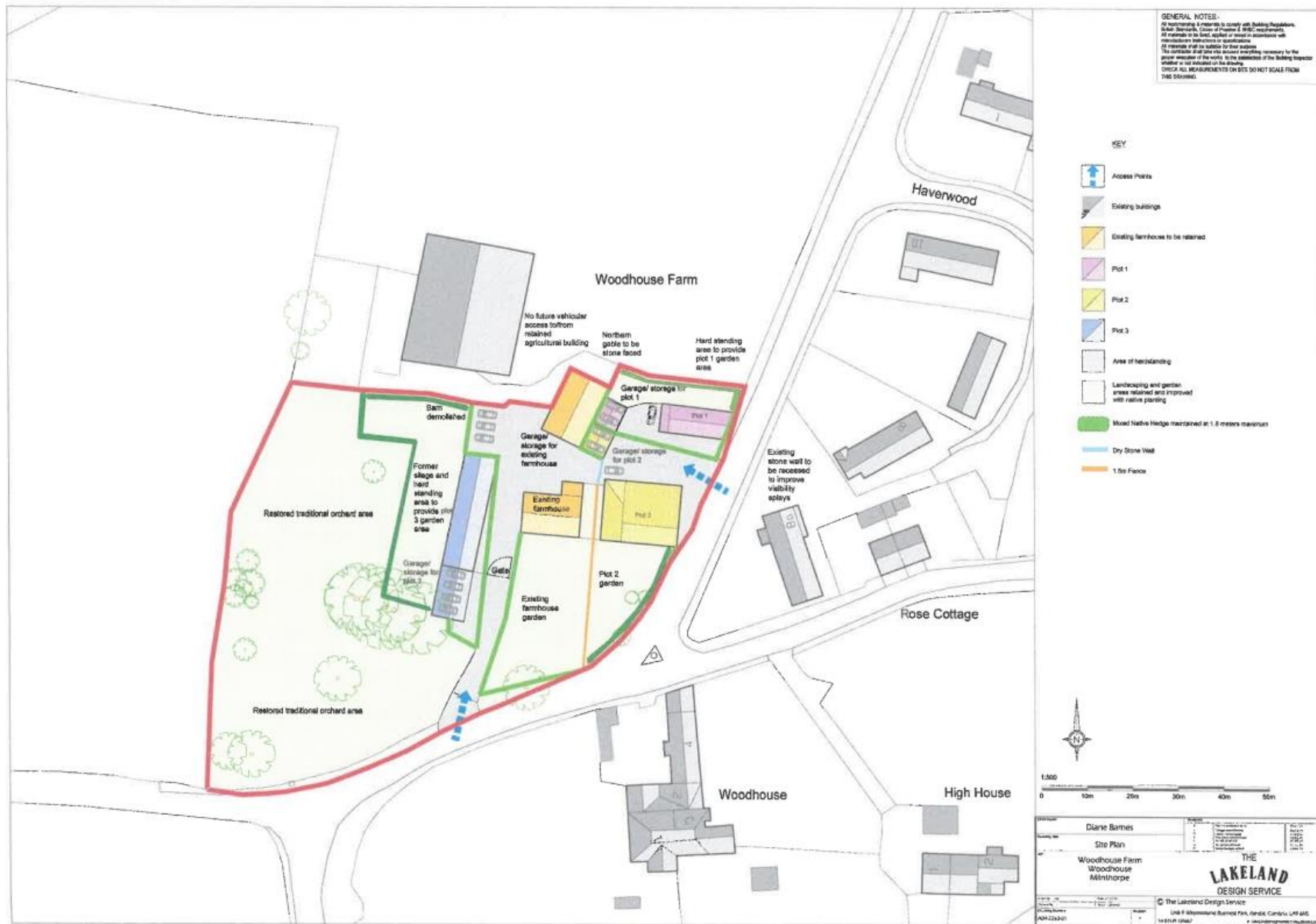




Each of the conversions has been thoughtfully designed to retain the charm and character of the original stone buildings while introducing modern layouts and amenities. The scheme also incorporates outhouses and garaging facilities, enhancing the overall appeal and practicality of the development. Approved landscaping requires the traditional orchard area to the west of the site to be restored with an agreed planting scheme.

Currently there is a further steel portal framed cubicle building within the yard providing livestock accommodation and offers future planning potential and a silage clamp and midden area. The silage clamp will provide the garden area to Barn 3 when the planning permission is implemented. The buildings are as follows:

Building	Description	Approx. Dimensions (m)	Approx. Area (m ²)
1	Traditional stone barn – planning for conversion into three-bedroom property.	9 x 6	54
2	Traditional stone barn under slate roof, currently utilised as a wood store – planning for conversion into five-bedroom property.	16 x 13	208
3	Traditional stone barn under slate/sheeted roof - planning for conversion into a four-bedroom property.	25 x 7	175
4	Car port	11. x 7	77
5	Storage building of part block walling under sheet roof construction.	11 x 7	77
6	Hardstanding – former silage clamp	34 x 11	363
7	Former midden area	11 x 14	154
8	Cubicle building - steel portal frame under sheet roof construction. Cubicles to each side and central feed passage.	28 x 24	672
9	Former parlour – proposed for conversion to garage for farmhouse.	14 x 9	126
10	Block built under sheet roof construction. Proposed for conversion into garages for Plots 1 and 2.	12 x 5	60





Lot 2

Lot 2 – As shown shaded 'Blue' – Guide Price - £90,000

Comprising a single field enclosure to the west of the farmstead extending to 8.60 acres. The land provides productive land and an area of the former railway line to the northern boundary. Roadside access is directly from Woodhouse Lane and mains water is available.

Lot 3 – As shown shaded 'Green' – Guide Price - £185,000

Comprising 19.46 acres of productive grassland split into four field enclosures. The land has direct roadside access from Woodhouse Lane and internal access thereafter. The land is bordered with a mix of stockproof fencing and stone walling and has mains water available.

Lot 4 – As shown shaded 'Light Blue' – Guide Price - £25,000

A single field enclosure of sloping grassland, extending to 2.29 acres. The land has roadside access from Mabbin Hall Lane and benefits from mains water. This block of land is ideal for those with smallholding, equestrian and amenity type interests.

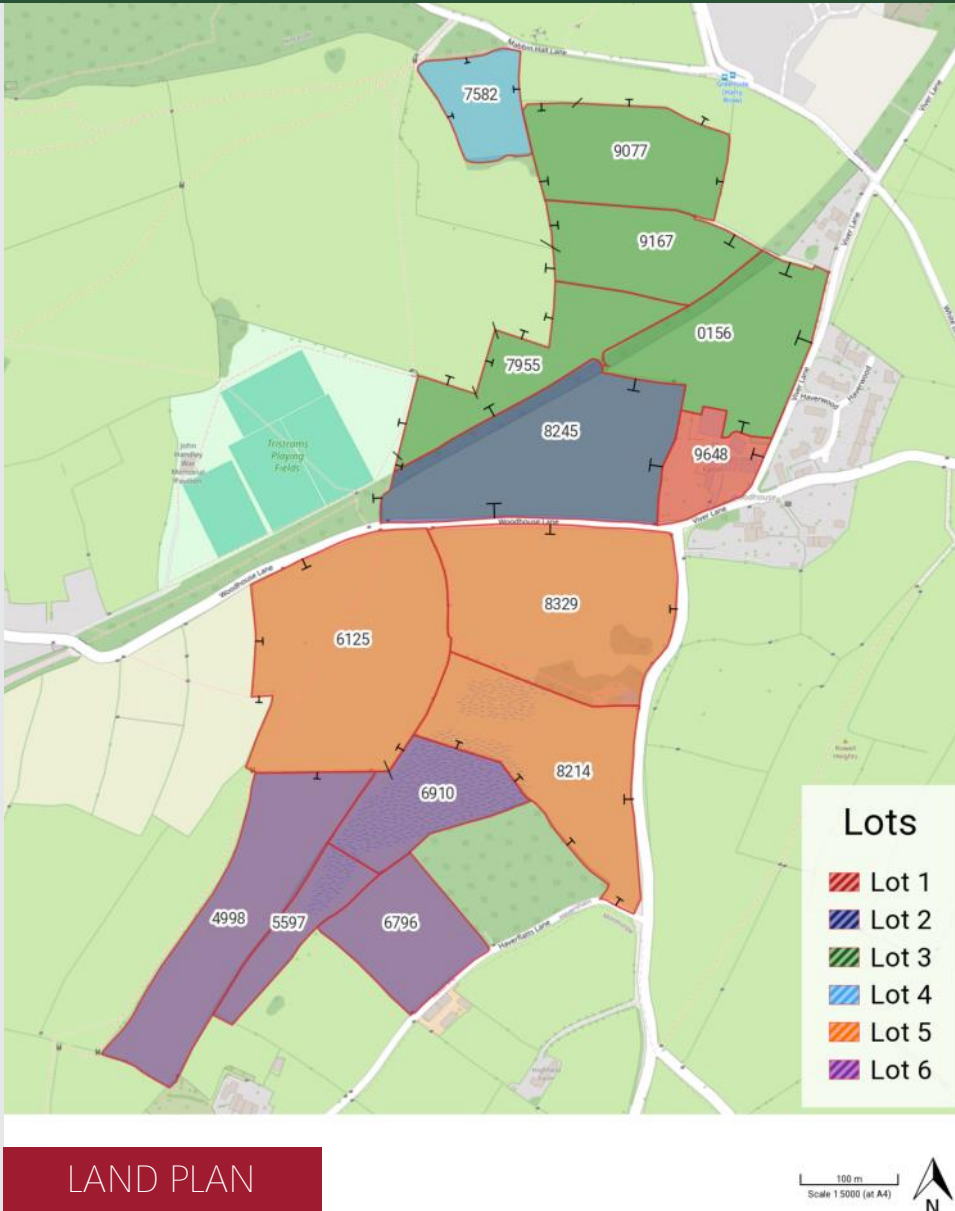
Lot 5 – As shown shaded 'Orange' - Guide Price - £300,000

Comprising 27.44 acres of land with good roadside access from Woodhouse Lane, together with water available. The land is split into three field enclosures and is productive, undulating land. The land has two footpaths which cross north to south.

Lot 6 – As shown shaded 'Purple' – Guide Price - £150,000

Comprising 16.55 acres of land, being a block of good grazing land with some lower lying ground, split into four field parcels. The land has roadside access from Haverflatts Lane and has water available.





Lot	Parcel Reference	Area (ha)	Area (ac)	Description
Lot 1	SD5083 9648	0.89	2.21	Farmyard
Lot 2	SD5083 8245	3.48	8.60	Meadowland
Lot 3	SD5183 0156	2.45	6.05	Meadowland
	SD5083 9167	1.67	4.12	Meadowland
	SD5083 7955	1.74	4.29	Meadowland
	SD5083 9077	2.02	5.00	Meadowland
Lot 4	SD5083 7582	0.93	2.29	Meadowland
Lot 5	SD5083 8329	3.87	9.56	Meadowland
	SD5083 8214	2.87	7.08	Meadowland
	SD5083 6125	4.37	10.80	Meadowland
Lot 6	SD5083 6910	1.50	3.71	Pastureland
	SD5083 4998	2.85	7.04	Pastureland
	SD5083 5597	0.84	2.08	Pastureland
	SD5083 6796	1.51	3.73	Pastureland
TOTAL		30.98	76.55	



General Remarks

Services – The farmhouse benefits from mains electricity, mains water, oil central heating and a private drainage system. Purchasers should satisfy themselves as to the working condition and compliance with the General Binding Regulations prior to exchange of contracts. Mains electricity and mains water is connected to the buildings. B4RN broadband is available and connected.

The land has the benefit of mains water which is supplied from Woodhouse Farm. In the event that the property is sold in lots, purchasers will be required to install a sub meter for their respective lots. Lot 6 has a separate water supply which is a sub metered supply fed from Haverflatts Farmhouse.

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 and Tenure: The property is offered for sale Freehold with Vacant Possession upon completion.

Sporting, Shooting & Mineral Rights: All sporting, shooting and mineral rights are included in the sale insofar as they are owned.

The mine and mineral rights in Lot 6 are excluded from the sale.

Access, Easements & Wayleaves: 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 of a gas pipeline which crosses the land as well as water pipes crossing the land for neighbouring properties. A B4RN wayleave is in place and there are two public footpaths crossing Lot 5.

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 Wednesday 12th November 2025. [FAO: Emma Hodkinson BSc \(Hons\) MRICS FAAV MNAEA / Grace Allan](#).

Plans, Photographs & Measurements: The measurements as stated within the particulars have been taken from the Ordnance Survey mapping system and LandApp. 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. Where known the boundary responsibilities are shown by the inward facing 'T' marks on the plan.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson (née Lowis) BSc (Hons) MRICS FAAV MNAEA telephone 01539 751993. Please inform the agent if you are planning on attending the open viewing days. 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.

Construction Type : The farmhouse is of stone under slate construction. The farm buildings are a mix of stone, steel portal frame and sheet construction. Some of the buildings may contain asbestos and purchasers should satisfy themselves of this prior to the exchange of contracts.

Restrictive Covenants: There is an overage on the cubicle building for a period of 25 years for 20% uplift in value should planning consent be gained in the future.

Conservation Area: None that we are aware of.

Unimplemented Planning Consents: We are aware that the stone barns forming part of Lot 1 have full planning consent for the conversion into three residential dwellings under application no. 2024/1141/FPA.

Flooding : According to the Environment Agency's website the property sits in flood zone one, being an area with low probability of flooding.

Local Authority: Westmorland and Furness Council.

Council Tax: Band F

Basic Payment Scheme & Environmental schemes: There are no BPS entitlements included with the land and it is also free from any Environmental Stewardship schemes.

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.

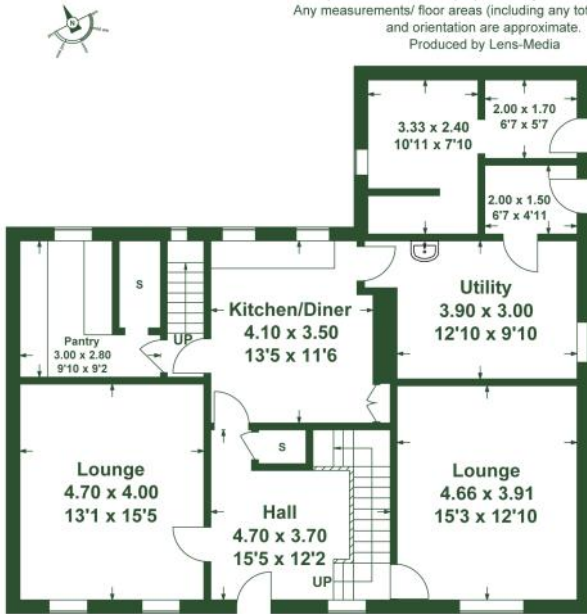
SUBJECT TO CONTRACT.

IMAGES TAKEN SEPTEMBER 2025

What3words location: ///makes.played.paddocks

Approximate Gross Internal Area : 110.50 sq m / 1189 sq ft

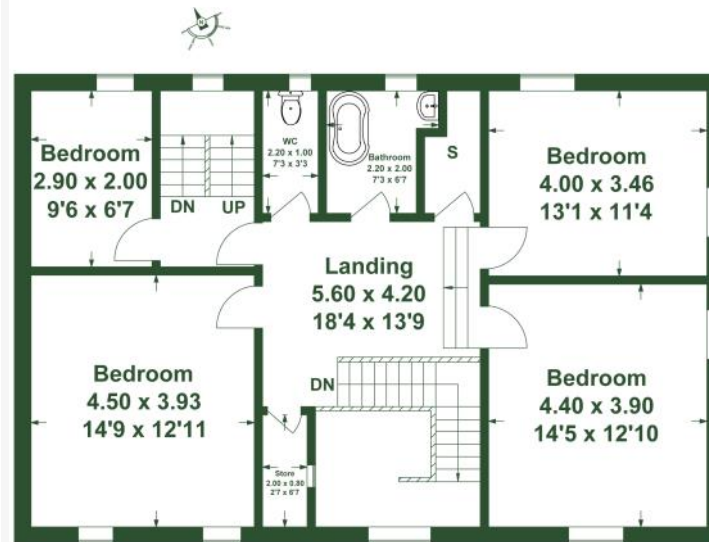
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Ground Floor

Approximate Gross Internal Area : 94.57 sq m / 1018 sq ft

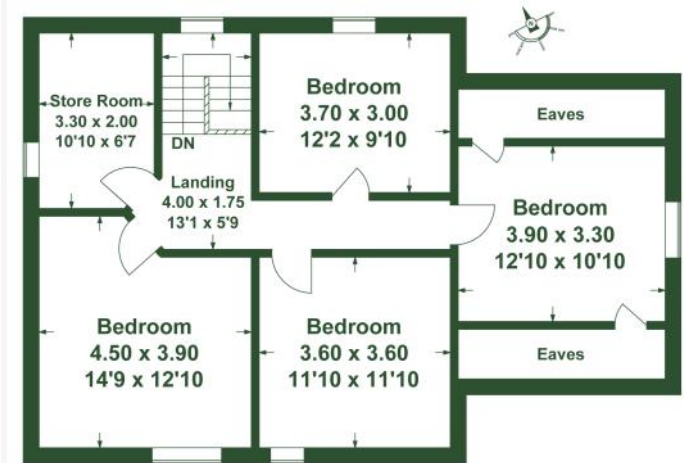
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First Floor

Approximate Gross Internal Area : 94.57 sq m / 1018 sq ft

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Produced by Lens-Media



Second 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 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		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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 859 995

burscough@abarnett.co.uk

Cumbria

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Milnthorpe, LA7 7NH

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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

Woodhouse Farm, Woodhouse, Milnthorpe LA7 7LY
Tender Date: 12 Noon Wednesday 12th November 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) Woodhouse Farm, Woodhouse, Milnthorpe LA7 7LY or such part thereof as detailed below as described in the Particulars of Sale prepared by Armitstead Barnett.

As a Whole	£.....
Lot 1	£.....
Lot 2	£.....
Lot 3	£.....
Lot 4	£.....
Lot 5	£.....
Lot 6	£.....

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

.....

.....

.....

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 ON WEDNESDAY 12TH NOVEMBER 2025 IN A PLAIN ENVELOPE STATING**

‘WOODHOUSE FARM, WOODHOUSE, MILNTHORPE LA7 7LY’.

***** 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.