



**Garths Farm,
Marthwaite,
Sedbergh, Cumbria**



Beautifully positioned 18th century farmhouse and barn conversion with a range of outbuildings, gardens and land bordered by the River Lune in the Yorkshire Dales National Park.



Grade II listed farmhouse with 2 reception rooms, 4 bedrooms, family bathroom, open-plan kitchen, downstairs cloakroom, enclosed cottage garden, wash house.

Planning permission for two storey extension and ancillary accommodation.

Converted former bank barn, currently operating as a successful holiday business with high specification accommodation, including 6 luxurious en-suite bedrooms, 2 reception rooms, well-appointed kitchen, laundry room, boot room, downstairs cloakroom, patio garden.

Stable, garage, parking area.

6.4 acres grazing land and riverbank.

In all about 8.14 acres (3.28 hectares).

For sale as a whole



The Garths Farmhouse



The Malabar



*Sedbergh 2 miles,
Kendal and Oxenholme Station 9 miles,
Junction 37 M6 3 miles
(Distances approximate)*







Situation

Garths Farm, a historic farmstead, is nestled within the Yorkshire Dales National Park at the foot of the spectacular Howgill fells with unspoilt views of the iconic Cumbrian countryside surrounding Garths. Close by The Lake District National Park, similarly famed for its scenic beauty, is also an area renowned for its recreational opportunities and strong agricultural tradition and is approximately 10 miles west of Garths Farm.

The market town of Sedbergh, with a primary and middle school, doctor's surgery, weekly market and local shops, is 2 miles to the east. Its well-regarded public school (one of the oldest in England), wonderful fell walking in the Yorkshire Dales, and its hostelries/gastro pubs make it a very popular destination for visitors. Further afield the town of Kendal (9 miles), is the gateway to the South Lakes (including Lake Windermere and Ambleside), with excellent shopping, a choice of secondary schools and a direct inter-city rail (from Oxenholme) service to London Euston (current journey time approximately 2 hours 45 minutes). Road links to both north and south, via junction 37 of M6 motorway, are very good and give quick access to Manchester Airport.

Description

Garths Farm is a beautifully positioned small estate, a working farm until the 1990s and now a lovingly restored 18th century farmhouse and award-winning holiday business. Retaining many of its original features – beamed ceilings, stone floors and oak wall panelling – the farmhouse has been up-graded with double-glazing and a tastefully designed open plan kitchen and breakfast room. The well-proportioned bedrooms take advantage of the south facing aspect; planning permission has been secured for the addition of an en-suite master bedroom, an extension to the breakfast/dining room and conversion of the detached wash house to an office or bedroom suite. The delightful cottage garden has been lovingly tended over the years. It includes areas of lawn, a large flowering cherry blossom, lily pond, raised beds for cut flowers and vegetables and an orchard. Two ancient sycamores frame the meadow beyond creating a wonderful backdrop when the sun sets at the end of the day.







The converted Cumbrian bank barn, known as 'The Malabar' has been imaginatively renovated to a very high specification and is positioned across the wide gravelled yard to the south east of the farmhouse. It is currently run as a highly successful holiday destination, either for bed and breakfast or as self catering accommodation. It also has excellent potential as a wedding venue or as a retreat.

Original wagon archways have been transformed into windows and openings, allowing light to flood inside, thereby making the most of the spectacular views. From the spacious bedrooms, each fitted with Herdwick wool carpets and built in wardrobes, sliding barn doors open up into the en-suite bathrooms, all of them appointed with underfloor heating, roll top baths, walk-in showers and heated towel rails. The largest bedroom suite is located on the ground floor and, with its separate front door, is an ideal guest suite or granny annexe. The two large reception rooms have wonderful views, wood burning stoves and double doors out into the garden. The kitchen is very well equipped with a sliding service hatch into the dining room and lovely views of the fells. The boot room is a fascinating glimpse of the barn as it was with its cobbled floor and small animal stalls - the perfect spaces for coats, boots and bikes.

As well as providing a very comfortable home in a picturesque setting, there is scope at Garths Farm to keep horses, potential to create a small-holding and proven ability to generate significant income from the holiday business for those wanting to enjoy a truly rural existence. (See floor plans for room layout and dimensions). The lifestyle and quality of life on offer in this corner of the Yorkshire Dales is hard to match.

Gardens and Grounds

Approached along a private lane with mature hedging on either side, the property sits in a secluded dell affording privacy from the road but with very easy access to local amenities. The range of outbuildings includes a covered vehicle store and a stone built stable which, subject to obtaining the necessary consents, could be converted to create additional accommodation. Around the gardens are several seating areas that all take advantage of the sun and the views. The well-drained upper field, above the house, is an attractive parcel of good grazing land. It extends to approximately 1.65 acres and has spectacular views of the surrounding countryside and fields. The larger riverside field is about 4.75 acres and is an excellent amenity to be enjoyed,



whilst providing good grazing and/or a hay crop. Both fields are let seasonally. The western boundary of the larger field is an interesting stretch of the River Lune alongside which runs a very pretty section of the Dales Way Footpath. Sedbergh Angling Club have fishing rights to this stretch of river.

Services

The Farmhouse and The Malabar have mains electricity and a private water supply; drainage is to two private septic tanks – one for each property. Heating to both is by way of a biomass central heating system (annual RHI payment included), backed up by a LPG-fired boiler. The Farmhouse is mostly double-glazed, and The Malabar is fully. A good broadband service is provided by B4RN. These services have not been tested and therefore there is no warranty from the agents.

Listed Buildings

Garths Farmhouse and The Malabar are scheduled by English Heritage as being buildings of Architectural and Historical Importance Grade II. Use of the barn is currently restricted to use as holiday accommodation.

Outgoings

Garths Farmhouse - Council Tax Band F

The Malabar qualifies for small business rate relief; no rates are paid.

Conditions of Sale

1. Garths Farm - Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included within the sale, but may be available for purchase at separate valuation.

2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

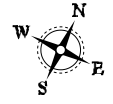
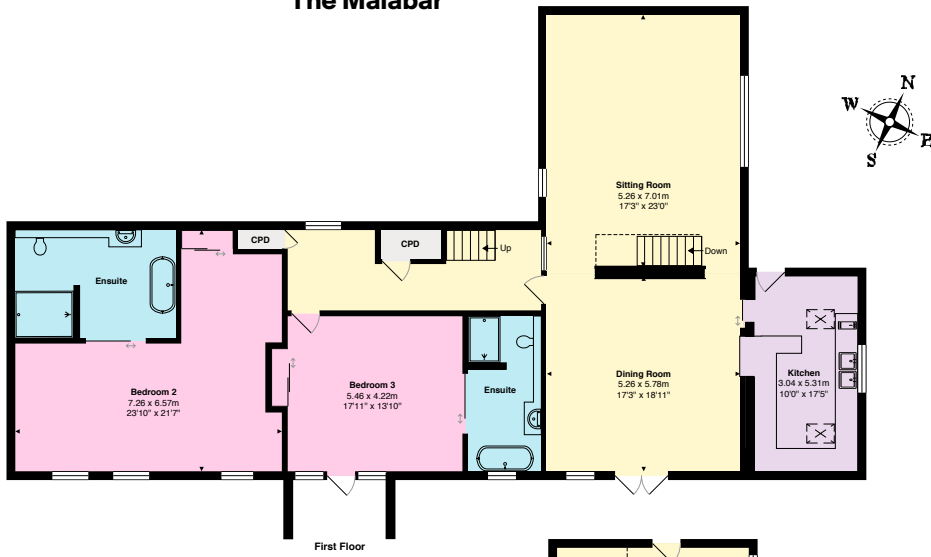
On exchange of contracts a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



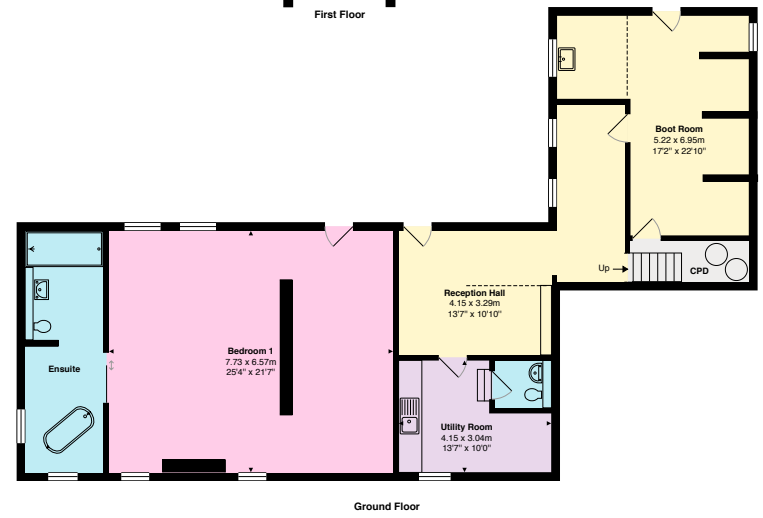
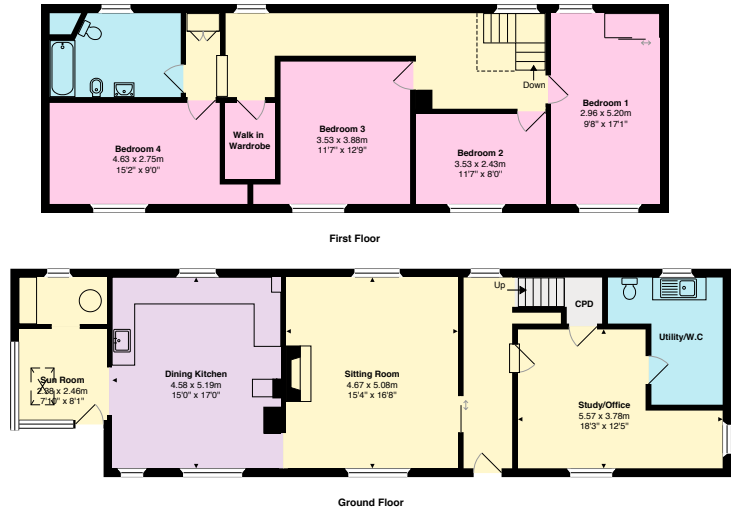




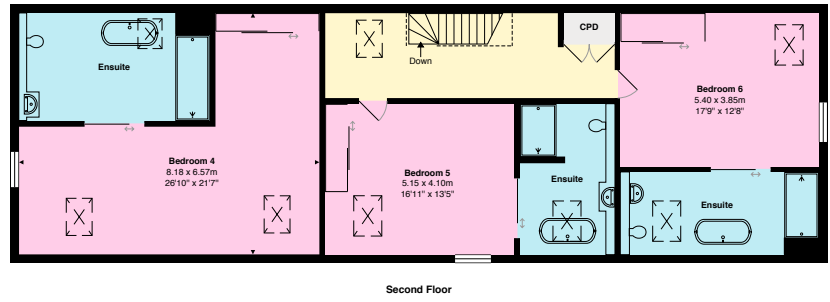
The Malabar



Garths Farmhouse



Outbuildings



Approximate Gross Internal Floor Area
The Malabar = 465.70 sq m / 5013 sq ft
Main House = 203.10 sq m / 2186 sq ft
Garage = 59.19 sq m / 637.12 sq ft
Storage = 47.52 sq m / 511.50 sq ft
Total = 775.41 sq m / 8347 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Garths Farm



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Land Use:

	Pasture		Orchard
	Arable		Heathland
	Game Cover		Rocks / Boulders
	Woodland		Building (Residential)
	Parkland		Building / Structure (Agricultural)
	Verge / Misc		Gardens
	Water		Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 07:05:20
 Drawn By: CW
 Scale: 1:2000 @ A4
 Plan Ref:

Title: **Garths Farm**

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Tenure

Freehold with vacant possession.

Entry

By arrangement.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank. Prior to making an appointment to view, Knight Frank strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. Potential purchasers may be interested to view The Malabar online, following this link: <https://www.themalabar.co.uk/>

Directions (LA10 5ED)

From junction 37 of the M6 head east towards Sedbergh on the A684. Follow this road until it crosses the River Lune over the narrow stone bridge known as Lincoln's Inn Bridge. After the bridge continue for about 200 yards and the private lane to Garths Farm is on the left with the dramatic backdrop of the Howgill Fells behind.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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