

# WHITRAY



PARTICULARS FOR THE SALE BY PRIVATE TREATY OF

WHITRAY FARM

LOWGILL

LANCASTER

LA2 8RE

Extending to some 635 acres

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## SITUATION

A rare opportunity to purchase a traditional upland farm set in the Forest of Bowland Area of Outstanding Natural Beauty.

Attractive 6 bedroom farmhouse suitable for multi- generational living, a range of traditional and modern farm buildings, meadow pasture, woodland and fell extending to some 635 acres or thereabouts.



## DETAILS

### The Farm House

The farmhouse is stone built under a slate roof with ample gravelled parking areas and flagged courtyards and a range of dog kennels.

The accommodation briefly comprises:

#### Ground floor

Utility 3.09m x 2.72m (10'2" x 8'11") with tiled floor, butlers sink, plumbing for washing machine, doors to wc, pantry and kitchen/dining room

Cloakroom

Pantry

Family kitchen 4.86m x 3.16m (15'10" x 10'4") with dining area with range of wall and floor units, windows to two aspects, ceiling spot lights, exposed beams, Rangemaster Kitchener 90 cooker plumbing for dishwasher

Living Room 4.95m x 4.60m (16'3" x 15' With exposed beams, ceiling spot lights, feature stone fireplace with woodburning stove, patio doors to rear courtyard and doors to the garden room and front hall

Garden Room 5.28m x 3.34m (17'4" x 11') with double glazed windows to three aspects, wooden floor and ceiling spot lights

Lounge 5.49m x 3.28m (18' x 10'9") With central ceiling light, feature fireplace, exposed wooden floor, built in glazed display cabinets

#### First Floor

Bedroom 1: 5.06m x 2.97m (15'7" x 9'9") A double bedroom with windows to two aspects and a central ceiling light.

Bedroom 2: 3.92m x 2.74m (12'11" x 9') A double bedroom with exposed beams, central ceiling light and a southerly aspect

Bathroom 3: 3.92m x 1.64m (12'10" x 5'5") With tiling to dado height, ceiling spotlights, bath wc and whb.

Bedroom 3: 3.97m x 3.44m (13' x 11'4") A double bedroom with a southerly aspect and central ceiling spot lights

Bedroom 4: A double bedroom with a southerly aspect and a range of fitted cupboards

Bedroom 5: Situated on the northern gable with built in storage cupboards

Bathroom: With wc whb and bath

Bedroom 6: With interconnecting door to the main landing and windows to the east and west.







Outside: The property has flagged patios to the north and south and lawns to the west.

There is a parking area immediately to the south of the house and a range of working dog kennels close by.

### **The Farm Buildings**

54' x 38' portal framed sheep building

50' x 18' monopitch loose boxes

70' x 18' stone-built barn with steel profile roof with lean to

75' x 75' GP building

75' x 40' cubicle shed with block and stone walls, corrugated cement fibre roof

60' x 30' Atcost silo building



## THE LAND

SD6763 2787	10.45 ha	25.82 acres	Jacks
SD6662 8594	8.36	20.66	
SD6662 5596	5.83	14.40	
SD6662 4495	0.27	0.67	
SD6662 2881	4.60	11.37	
SD6662 1967	3.72	9.19	
SD6662 1557	0.53	1.31	Wood
SD6662 3370	0.23	0.57	Wood
SD6662 3535	3.62	8.94	
SD6662 4345	3.73	9.22	
SD6662 3762	3.05	7.54	
SD6662 5655	3.58	8.85	
SD6662 6361	0.94	2.32	Wood
SD6662 6862	2.10	5.19	
SD6662 7375	4.93	12.18	
SD6662 8594	8.36	20.66	Wood
SD6662 4116	3.99	9.86	
SD6661 4280	1.66	4.10	
SD6662 7141	0.02	0.05	
SD6661 6698	20.27	50.09	Whitray Fell
SD6662 7232	0.91	2.25	
SD6761 3716	160.81	397.36	Whitray Fell
SD6860 2296	2.69	6.65	Whitray Fell
SD6759 7197	2.59	6.40	Whitray Fell
TOTAL	257.24	635.65 acres	

## STEWARDSHIP SCHEME

There is a Higher Tier Stewardship Agreement in place which will be transferred to the successful purchaser on completion.





## **SERVICES**

The property has mains electric, natural water supply and a septic tank for drainage and is fitted with oil fired central heating. The property benefits from double glazing throughout.

## **COUNCIL Tax**

The property is in Band D for Council Tax purposes

## **NOTE**

Starkers Barn situated in SD6662 7375 is excluded from the sale.

The shooting rights over Whitray Fell are excluded from the sale

## **TENURE**

The property is freehold and vacant possession will be given on completion

## **ANTI-MONEY LAUNDERING REGULATIONS 2017**

Due to new legislation brought into effect on 26th June 2017, we are obliged to undertake a check on any person intending to make an offer and prospective purchasers prior to any offer being accepted. Any prospective purchaser should therefore provide us with photographic identification (passport or driving license) and proof of address (utility or Council Tax bill) at our office when making an offer.

## **VIEWING**

Viewing is strictly by appointment, please contact NWA Professional on 015395 66222

## **LOCATION**

Whitray Farm is situated some 4.5 miles to the south of the popular town of High Bentham.

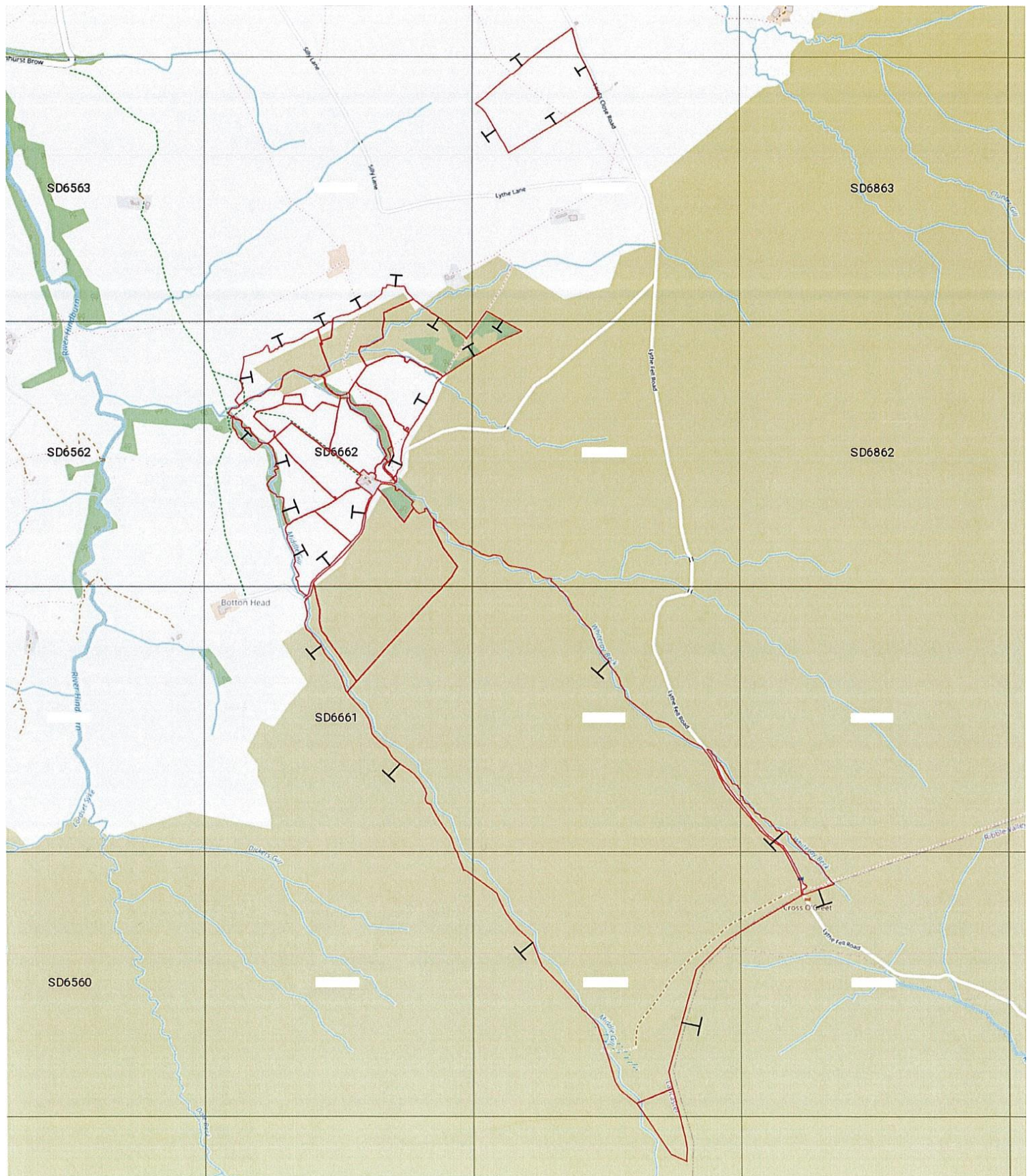
Lowgill Primary School is some 1.7 miles.

The M6 can be accessed at Lancaster 14 miles or Kendal 19.6 miles.

Whitray is well served for auction marts with regular markets held at Bentham, Lancaster and Kendal.

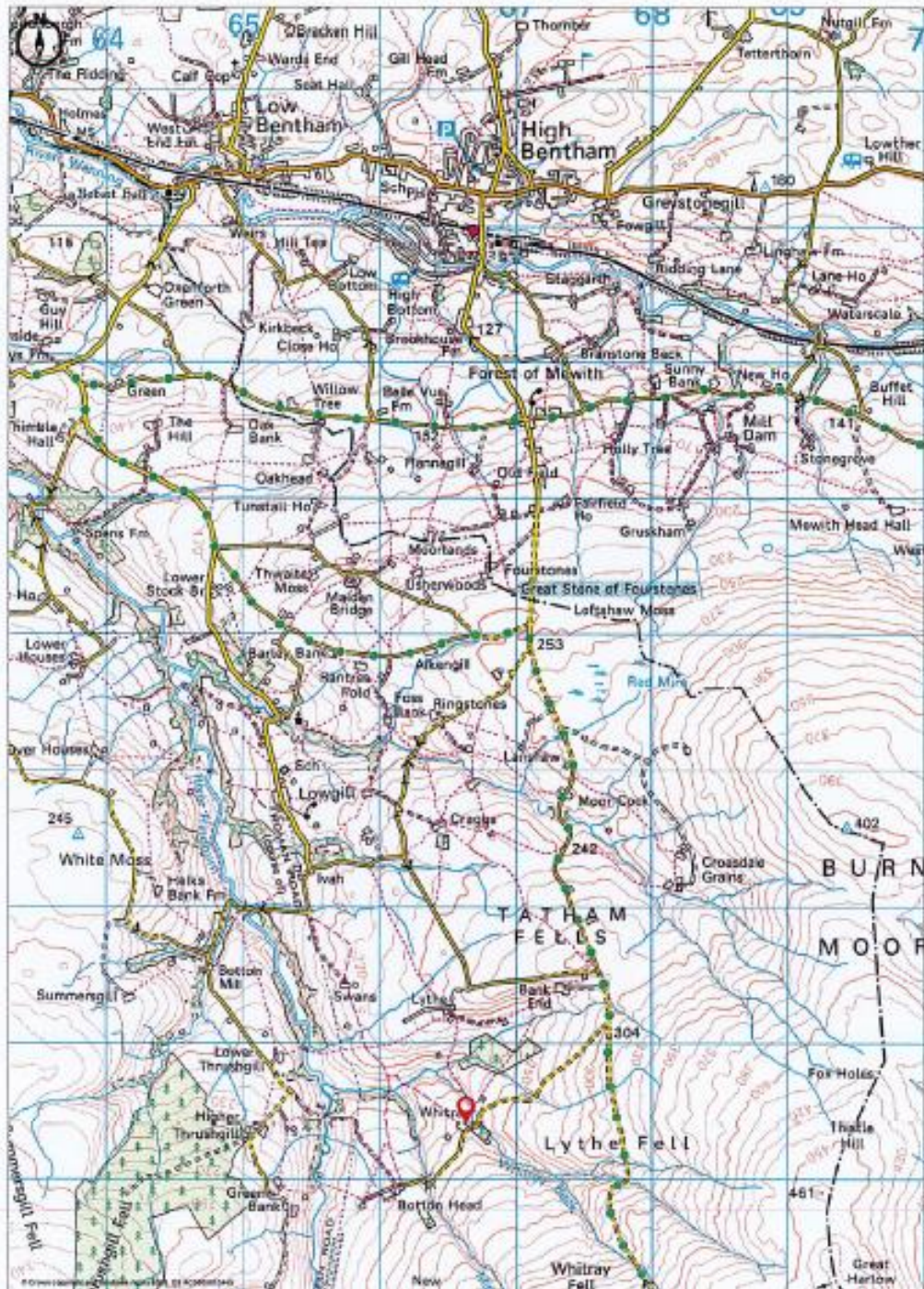
## **DIRECTIONS**

From High Bentham follow the signs for Slaidburn, turn left onto Station Road. Proceed for 3.8 miles and after crossing five cattle grids take the next right and Whitray Farm can be found on the right hand side after half a mile.





## LOCATION PLAN





Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Floor Plan









## NOTES



## NOTES