



Low Dale Park Farm & Cottage

Satterthwaite, Ulverston, Cumbria, LA12 8LH

A delightful smallholding near the picturesque village of Satterthwaite, in the Lake District National Park. Traditional four-bedroom farmhouse with adjoining two-bedroom cottage, range of traditional farm buildings. Meadow, Pasture and Woodland.

Extending to approximately 97.92 acres (39.62 hectares). Available as a Whole or in Four Lots.

Lot 1 – Farmhouse, Cottage & Buildings	[3.97 ac] - £750,000
Lot 2 – Pasture Land & Woodland	[45.94 ac] - £250,000
Lot 3 – Pasture Land & Woodland	[38.76 ac] - £200,000
Lot 4 – Meadow Land	[9.25 ac] - £55,000



Key Features

- A wonderful opportunity to purchase a delightful substantial smallholding in the picturesque Grizedale valley.
- Traditional semi-detached four-bedroom farmhouse with traditional features throughout, including traditional beams and sash windows. In need of some renovation works throughout.
- Traditional semi-detached two bedroom cottage previously used as a successful holiday let. In need of some refurbishment works.
- Available in four lots or as a whole.
- Range of traditional buildings, which present an excellent opportunity for development subject to planning consent.
- Meadow, pasture and woodland extending to approximately 97.92 acres (39.62 hectares).
- Of interest to a variety of purchasers including local property owners, farmers and investors.

Location

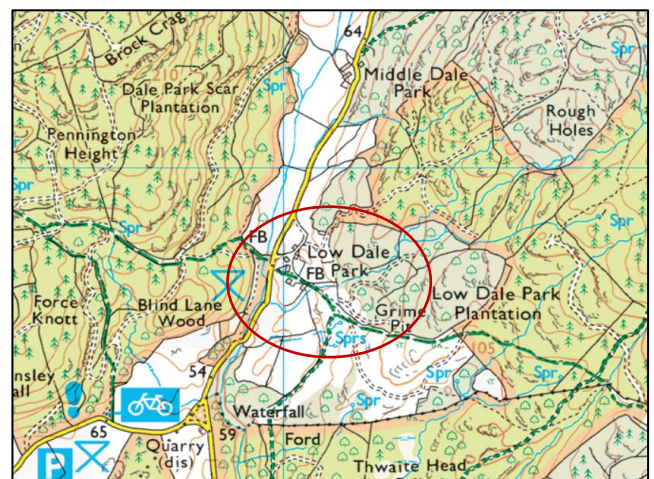
Low Dale Park Farm is located approximately 2 miles south-east of the village of Satterthwaite and approximately 11 miles north-east of the village of Ulverston.

Grid reference: SD 35023 91730

What3words: workroom.variously.knee

Directions

From Ulverston, take the A590 towards Kendal. Continue for approximately 6 miles until you reach the turn off for Haverthwaite, then turn left onto Lanes End signposted towards Grizedale. Once you reach the end of Lanes End, turn right onto the Causeway. Continue for approximately 1km, then turn left onto Rusland Cross. Continue on this road for approximately 3 miles, then take a left signposted towards Satterthwaite. Continue along this road until you reach the sign for Hawkshead, and turn right. Low Dale Park Farm is located approximately 500m on your right, signposted towards Low Dale Park Farm and Cottage. Follow the driveway and the property is located on your right.





Farmhouse



Schedule of Lots

Lot No	Description	Colour on Plan	Acres	Hectares	Guide Price
1	Farmhouse, Cottage & Buildings	Red	3.97	1.61	£750,000
2	Pasture Land & Woodland	Blue	45.94	18.59	£250,000
3	Pasture Land & Woodland	Orange	38.76	15.68	£200,000
4	Meadow Land	Green	9.25	3.74	£55,000
		Total	97.92	39.62	£1,255,000

LOT 1 Farmhouse, Cottage and Traditional Buildings **Extending to approximately 3.97 acres (1.61 hectares)** **Shaded red on the Sale Plan**

Low Dale Park Farm

The farmhouse comprises a semi-detached four bedroom dwelling of traditional stone construction under slate roof. Traditional single glazed sash windows. The accommodation briefly comprises:

Ground Floor

Entrance Hall 6.19m x 1.20m (20'4" x 3'11")
 Front door, radiator and carpeted floor.

Dining Room 4.08m x 3.39m (13'5" x 11'1")
 Oak door, traditional beams, radiator, electric fire with wood and tiled fireplace surround, traditional sash window with window seat overlooking garden to the east, wood floor.

Sitting Room 4.36m x 3.37m (14'4" x 11'1")
 Oak door, two radiators, sash window with window seat overlooking the views to the east, open fire with slate hearth and wood fireplace surround, carpeted floor.

Kitchen 4.56m x 2.06m (15' x 6'9")
 Oak door, base and wall mounted units, stainless steel sink, built in storage cupboard, electric oven and hob, single glazed window, radiator, door to back porch, tiled floor.

Pantry 5.41m x 2.42m (17'9" x 7'11")
 Oak door, built in shelving providing useful storage, single glazed window with built in tumble dryer outflow pipe.

Back Porch 3.51m x 1.25m (11'6" x 4'1")
 Accessed via the external door located to the south of the property, stone floor, door to kitchen and laundry room.

Laundry Room 2.23m x 1.78m (7'4" x 5'8")
 Built in shelving, single glazed sky light, single glazed window, plumbing for washing machine, stone floor.



Farmhouse



Cottage



First Floor

Landing **3.03m x 3.02m (9'11" x 9'11")**
Spacious landing with a single glazed sash window with window seat which overlooks the garden to the west.

Bedroom No.1 **3.70m x 3.50m (12'2" x 11'6")**
Double bedroom with oak door, radiator, single glazed sash window with window seat, carpeted floor.

Bedroom No.2 **3.60m x 3.24m (11'10" x 10'8")**
Double bedroom with oak door, single glazed sash window with window seat, radiator, carpeted floor.

Bedroom No.3 **3.03mx x 2.67m (9'11"x x 8'9")**
Single bedroom with oak door, radiator, single glazed sash window with window seat to easterly elevation, carpeted floor.

Bedroom No.4 **3.22m x 2.38m (10'7" x 7'10")**
Single bedroom with oak door, single glazed sash window, carpeted floor.

Bathroom **3.74m x 1.96m (12'3" x 6'5")**
Oak door, large walk-in Mira Events XS electric shower, wash hand basin, W.C, radiator, frosted single glazed window with secondary glazing with window seat, airing cupboard hosting cylinder tank

Low Dale Park Farm Cottage

The Cottage is semi-detached adjoining the farmhouse and is of stone construction under slate roof and has previously been successfully used for holiday letting.

Ground Floor

Entrance Hall **2.08m x 1.84m (6'10" x 6')**
Entrance door, carpeted floor, stairs leading to first floor.

Sitting Room/Kitchen **6.09m x 4.02m (20' x 13'2")**
Open plan sitting room and kitchen area. The sitting room area comprises of two windows with one window seat, open fire with brick fireplace surround, built in shelving, radiator, traditional beams. The kitchen area comprises of base and wall units, a stainless steel sink, traditional beams, tiled floor and two windows. A useful under stairs cupboard provides further storage and hosts the equipment for the water UV treatment system.

First Floor

Landing **3.96m x 1.96m (13' x 6'5")**
Radiator, window with window seat, traditional beam, carpeted floor, storage cupboard containing cylinder tank.

Bathroom **2.35m x 2.03m (7'9" x 6'8")**
Oak door, traditional beam, radiator, window with window seat, W.C, wash hand basin, bath with Mira Events XS electric shower over, lino floor.



Bedroom No.1 **3.73m x 3.99m (12'3" x 13'1")**
Double bedroom with oak door, traditional beams, window with window seat, radiator, carpeted floor.

Bedroom No.2 **3.72m x 2.81m (12'2" x 9'3")**
Twin bedroom with oak door, radiator, traditional beams, window with window seat, carpeted floor.

Gardens The properties benefit from two delightful lawned gardens. To the south of the properties, there is a lawned garden with mature hedgerows and a useful greenhouse. There is also a front garden located to the east of the properties comprising of a lawned garden with stone wall boundaries.

Buildings

1. Lean-to **1.30m x 1.25m (4'3" x 4'1")**
Traditional stone-built lean-to under slate roof with stone floor with W.C.

2. Outbuilding **4.40m x 1.95m (14'5" x 6'5")**
Traditional stone built outbuilding under slate roof with stone floor, partly open fronted.

3. Traditional Barn **15.57m x 12.29m (51'1" x 40'4")**
Three bay traditional stone barn under slate roof, over wood floor. Mains electricity, part lofted and undercroft.

The barn is currently subdivided internally by wood panelling into two spaces:

- **Storage area (7.84m x 7.64m)**
- **Workshop (7.73m x 4.65m)**

4. Stock Building the stock building is the undercroft of building four, and is accessed via the useful stock pen to the south of the building. Internally, the walls are white washed and the building is subdivided into two separate stock handling pens:

- **Stock pen (4.64m x 4.08m) cobbled stone floor, two windows.**
- **Stock pen (3.98m x 2.73m) cobbled stone floor, window.**

5. Workshop Undercroft of building 4, workshop space with tiled floor.

6. Wood Store **7.89m x 5.94m (25'11" x 19'6")**
Two bay timber framed open fronted building, with part stone walls, part Yorkshire Board Cladding and part tin sheeted walls under tin roof, over earth floor. Currently used as a woodstore.

7. Machinery Shed **18.33m x 5.72m (60'2" x 18'9")**
Timber framed outbuilding with felt roof over concrete floor. Mains electricity.



Land

The land comprises of two enclosures of pasture land, extending to approximately 3.02 acres (1.23 hectares), together with circa 0.95 acres (0.38 hectares) of garden and grounds. Boundaries comprise of stock proof stone walls.

There is a public bridleway which runs across the farm yard into lot 2.

Number on Plan	RPA Field No	Description	Acres	Has
1	0872	Pasture	1.72	0.70
2	9968	Pasture	1.30	0.53
3	0271	Steading & track	0.75	0.30
4	0472	Garden	0.20	0.08
		Total	3.97	1.61

LOT 2

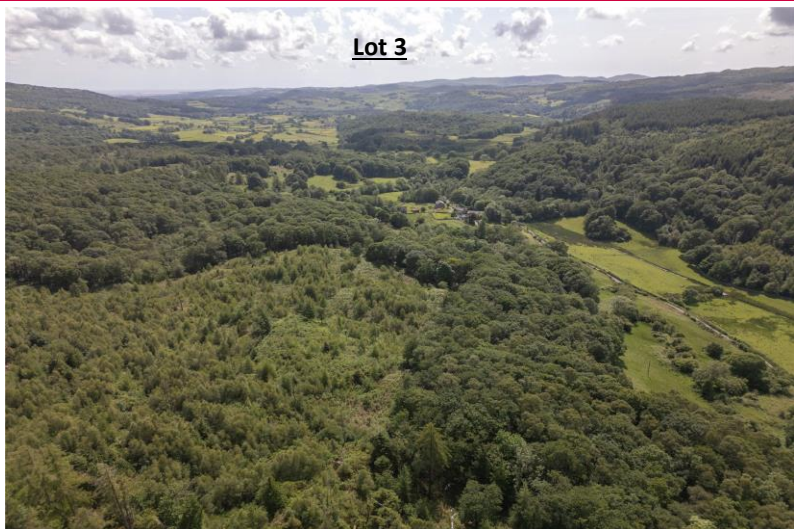
Extending to approximately 45.94 acres (18.59 hectares)
Shaded blue on the Sale Plan

Seven parcels of good quality pasture land and amenity woodland. Boundaries comprise of stone walls and the land benefits from natural water supplies. A public bridleway runs across the northerly boundary of field 3244. There is also a public footpath located along the westerly boundary.

Number on plan	RPA Field No	Description	Acres	Has
1	0246	Pasture	10.11	4.09
2	8837	Woodland	4.17	1.69
3	3244	Pasture	27.12	10.98
4	1236	Woodland	0.99	0.40
5	3935	Woodland	0.85	0.34
6	4842	Woodland	1.47	0.59
7	5440	Pasture	1.23	0.50
		Total	45.94	18.59

Static Caravan

The static caravan hatched pink on the buildings plan is in separate ownership and not included in the sale, but the freehold of the site is included.



Lot 3

LOT 3

Extending to approximately 38.76 acres (15.68 hectares).
Shaded orange on the sale plan.

Four enclosures of useful pasture and woodland, boundaries consist of post and wire fences and stone walls.

The land benefits from natural water supplies.

Number on Plan	RPA Field No	Description	Acres	Has
1	0789	Pasture	6.90	2.79
2	1693	Woodland	4.20	1.70
3	3470	Woodland	26.05	10.54
4	1961	Pasture & woodland	1.61	0.65
		Total	38.76	15.68

LOT 4

Extending to approximately 9.25 acres (3.74 hectares).
Shaded green on the sale plan.

A single enclosure of meadow land, benefiting from natural water supplies and roadside access.

Boundaries consist of stock proof stone walls and there are areas of interspersed woodland.

RPA Field No	Description	Acres	Has
9788	Meadow	9.25	3.74
	Total	9.25	3.74





Tenure Freehold.

Vacant possession upon completion.

Services Lot 1 has a private, shared water supply, with the source and apparatus in Lot 3. Private foul water drainage system in Lot 1. Mains electricity. Oil fired central heating system.

Boundaries The responsibility of the boundary fences and walls are indicated with 'T' marks on the sale plan where known and are from the information provided by the sellers and are believed to be correct. The internal "T" marks have been decided by the Selling Agents.

Access Lots 2 and 3 are accessed and sold subject to a right of access at all times for all purposes over the track hatched purple on the rights of access plan, which will be sold with Lot 1.

The right of access for lot 2 is shown from points A to C on the corresponding plan.

The right of access for lot 3 extends from points A to B on the corresponding plan. The owner of No.2 Low Dale Park Farm has a right of access over the entrance drive to the property.

Local Planning Authority

Lake District National Park. Tel no: 01539 724555.

Wayleave and Easements

The properties are sold subject to and with the benefit of any existing easements, wayleaves and rights of way. The sale is subject to all the existing rights of way, drainage, light, air support and other easements and quasi-easements and outgoings whether mentioned in these particulars or not.

Sale Plan

The sale plan has been prepared by the selling agent for the convenience of the prospective purchasers. It is deemed to be correct, but any error, omission or mis-statement shall not affect the sale. Purchasers must satisfy themselves as to accuracy.

Energy Rating

Low Dale Park Farm - E
Lowe Dale Park Farm Cottage - E

Council Tax Banding

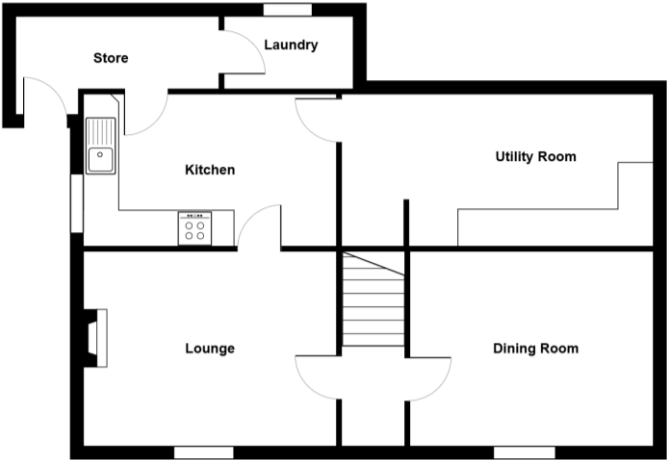
Westmorland and Furness Council. Tel No: 01539 733333.
Low Dale Park Farm - Band E
Low Dale Park Farm Cottage - Band G

Viewing

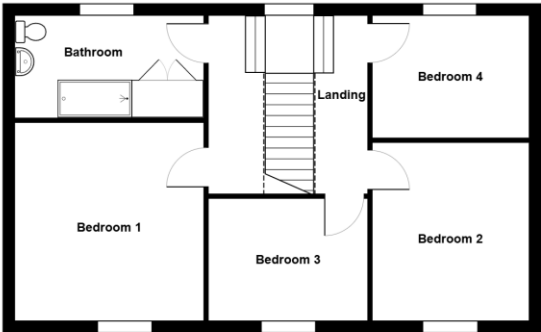
Strictly through our Staveley Office. Tel no: 01539 721375.

Particulars prepared on: 13/06/25

Low Dale Park Farm



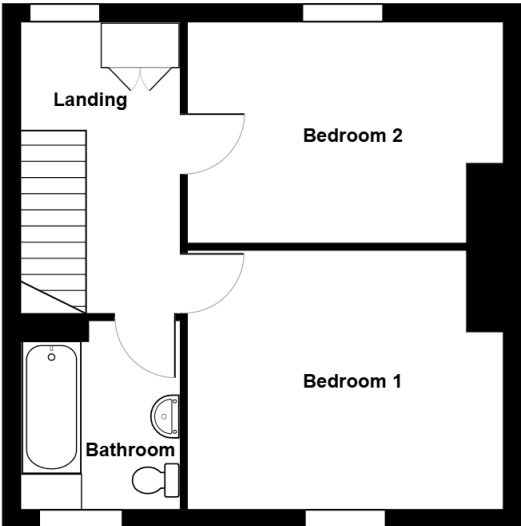
Ground Floor



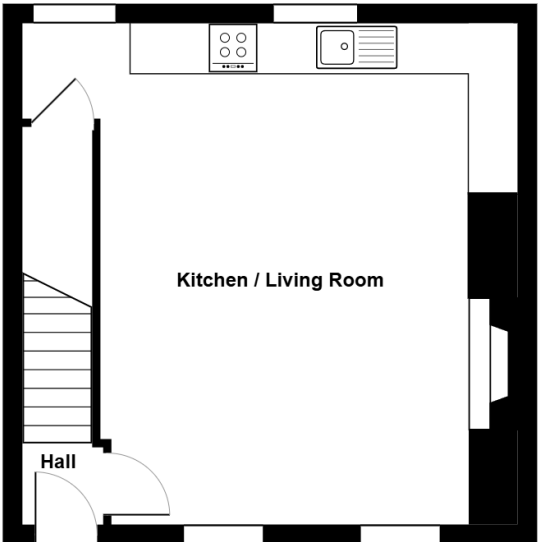
First Floor

Low Dale Park Farm Cottage

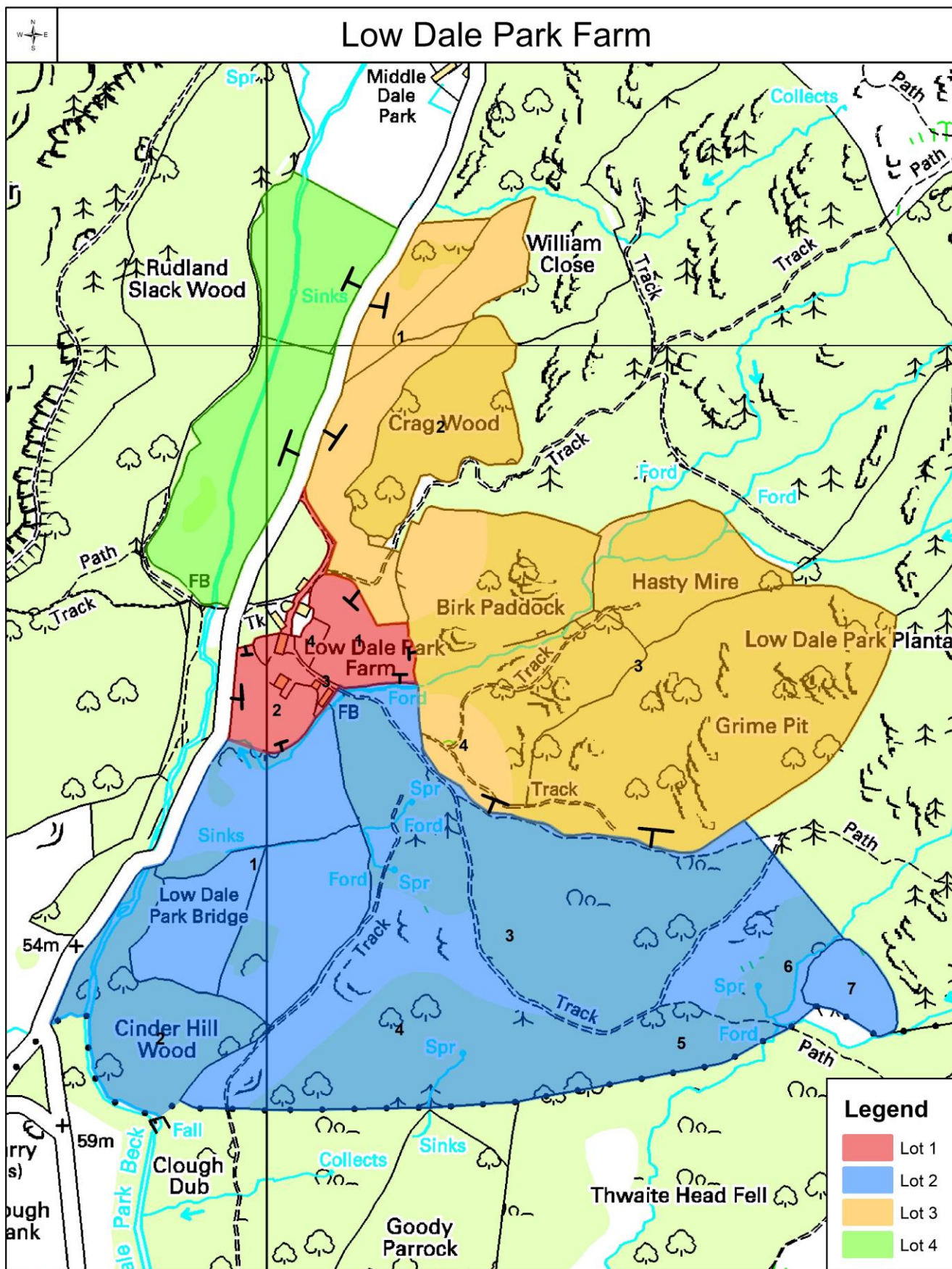
First Floor



First Floor



Ground Floor



H&H
Land & Estates

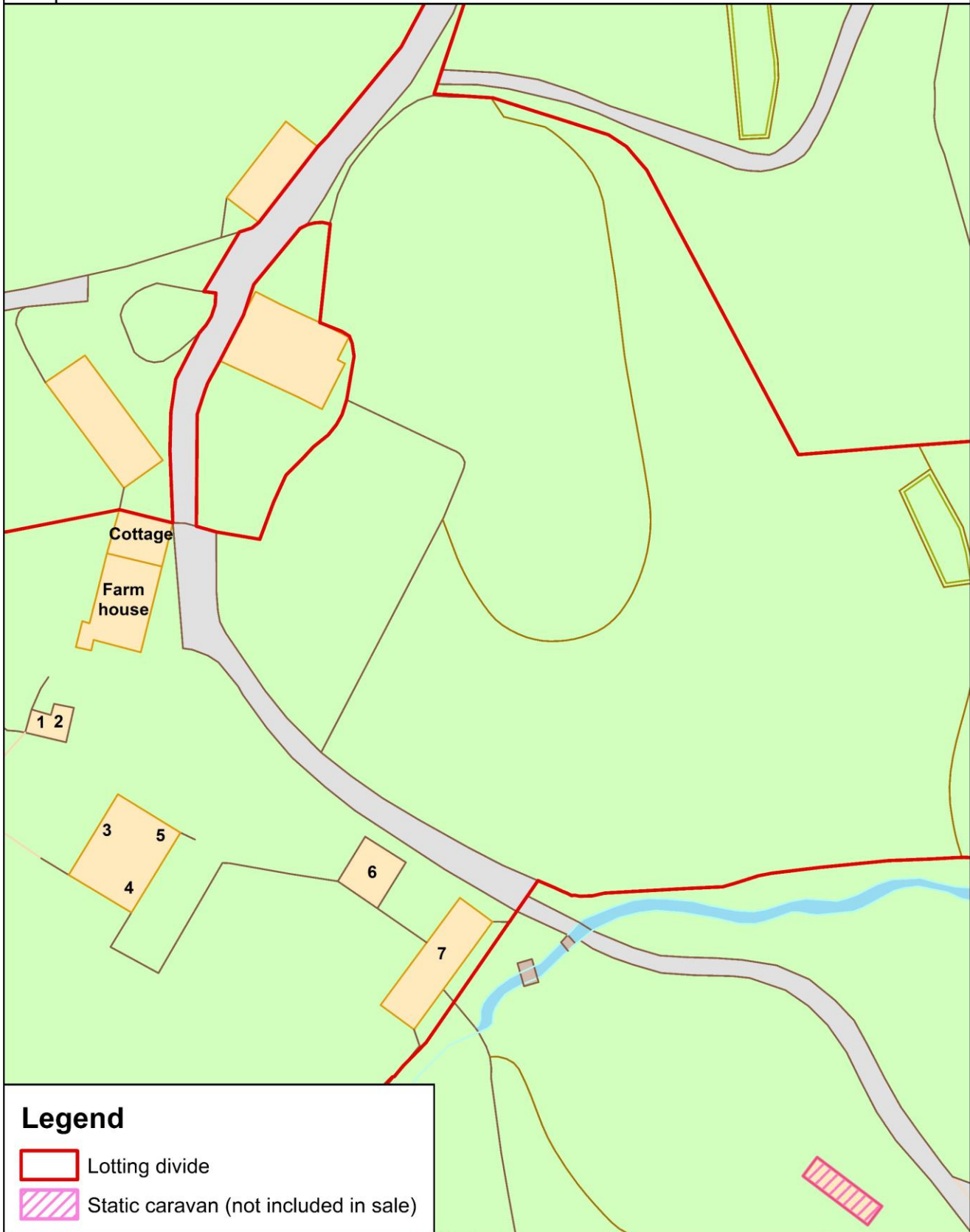
Cumbria Tourism,
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01539 721375
hhlandestates.co.uk

Date: June 2025
Our Ref:
Plan No:
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Low Dale Park Farm-buildings plan



Legend

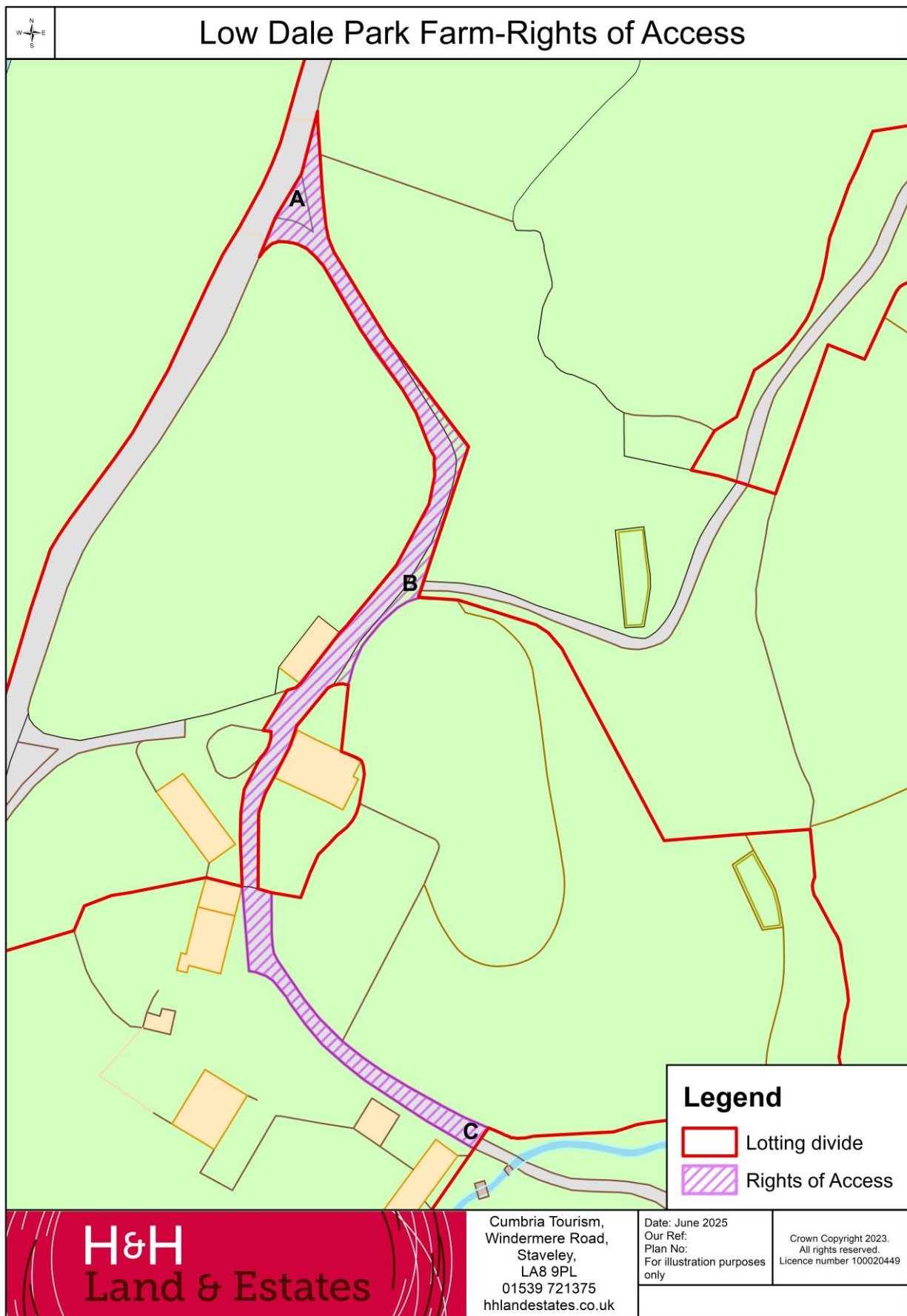
-  Lotting divide
-  Static caravan (not included in sale)

H&H
Land & Estates

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Windermere Road,
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