



High Bethacar **Ulverston, Cumbria, LA12 8DD**

Claimed to be 'The Highest Farmhouse in Furness!'

A picturesque and productive Lakeland Farm extending to circa. 124.12 acres (50.23 hectares), set in an elevated position close to Coniston Water. The property benefits from breathtaking views over the surrounding Lake District Fells and towards Morecambe Bay.

For sale in three lots and as a whole.

**TO BE SOLD BY PUBLIC AUCTION AT THE CONISTON INSTITUTE, 15 YEWDALE ROAD, LA21 8DU
ON WEDNESDAY 22nd OCTOBER 2025 AT 2.30PM.**

Guide Range: £1,225,000- £1,315,000



Key Features

- Idyllic Lake District Farm in a sought after setting with breathtaking views down the valley and over Morecombe Bay.
- Sizeable four-bedroom Grade II Listed character dwelling.
- Adjoining barns offering scope for extension and conversion, subject to relevant planning approvals and consent.
- Circa. 124.12 acres (50.23 hectares) of good quality productive meadow land and upland pasture.
- Wind turbine located within Lot 1, generating an extra Feed in Tariff income of approximately £6,000 to £7,000 per annum
- Only 5 miles from the A590 at Greenodd.
- Fell Rights over Bethecar Moor included within the sale.
- Available as a Whole or in three lots!

Directions

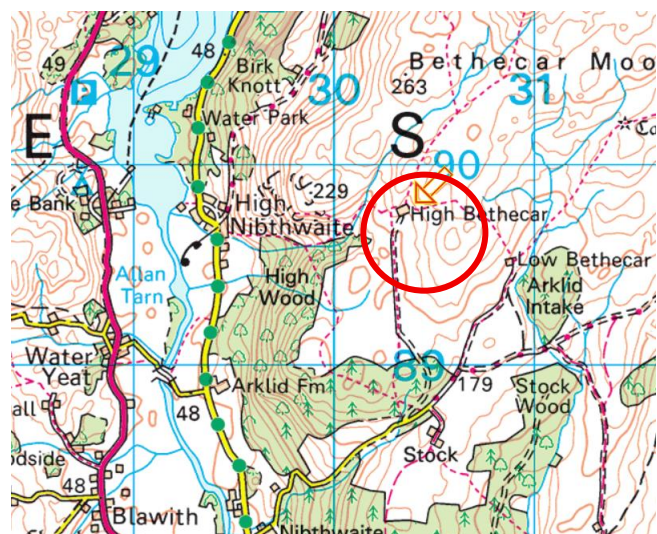
From the A590 at Greenodd head north through Penny Bridge, approximately 2 miles and take the right turn signposted to Lowick Bridge. At the crossroads in Lowick Bridge take the first right turn and immediate left. Follow this road for one mile to Low Nibthwaite and take the right turn up Furness Way. After approximately half a mile take the track to your left through the felled forestry area and continue along this to the farm stading.

Grid Reference - SD30335 89776

What3words - eagles.fled.workbook

Location

High Bethecar is on the outskirts of Nibthwaite, a quaint village in the Westmorland and Furness District, located to the east of Coniston Water. The market town of Windermere is positioned circa. 18 miles north-east from High Bethecar, Kendal located approximately 22.4 miles to the east.





PROPERTY DESCRIPTION

High Bethacar offers a unique opportunity to purchase a productive, ring-fenced rural farm set within a spectacular location, enjoying panoramic views across the Lake District National Park. At the heart of Lot 1, lies an attractive, well-maintained, Grade II Listed, four-bedroom farmhouse full of character and traditional features throughout. The property also benefits from a range of well-maintained stone-built outbuildings, all of which benefit from development potential, subject to the necessary local planning consents.

The land at High Bethacar extends in total to 124.12 acres (50.23 hectares) and comprises of a mixture of excellent quality mowing and grazing land, along with a small number of fields which are predominantly upland grazing.

High Bethacar is accessed via a shared access track across a neighbouring property which leads into a privately owned access track, taking you straight into the land within Lots 2 and 3.

The sale of High Bethacar offers an exciting opportunity for purchasers seeking a rural lifestyle, or for those looking to explore potential diversification projects, such as holiday accommodation!

Viewing is highly recommended!

LOT 1- FARM STEADING & 2.79 ACRES (1.13 HECTARES)

Guide Range- £575,000 - £625,000

FARMHOUSE

Characterful, Grade II Listed, four-bedroom farmhouse of traditional construction; stone built under a slate roof. Externally, the property benefits from a front gravelled courtyard, along with a good-sized domestic garden/ orchard to the rear of the property. The access track is included within this lot.

The Accommodation Briefly Comprises:

[All measurements are approximate]

Ground Floor

Kitchen-Diner

3.54m x 5.32m (11'7" x 17'5")

Fitted base wall units with Stainless-Steel sink and basin, traditional Range cooker with a traditional brick surround. Tiled flooring, timber-framed, southern and northern-facing windows with traditional oak beam.

Pantry/ Cool Room

2.59m x 3.67m (8'6" x 12')

Original features. Flagstone flooring, slate slab counters, small window. Traditional ceiling beams with game hooks built within.

Lounge

3.55m x 5.32m (11'8" x 17'5")

Log burner with a tiled hearth set within a rustic, sandstone surrounding with an engraved mantelpiece, dated to 1756. Laminate flooring, timber-framed western-facing windows with traditional stone-built feature wall. Grade II Listed, built-in cupboard. Traditional oak beams. Door to front porch, door to downstairs bathroom, office, and staircase.



Bathroom 2.37m x 2.54m (7'9" x 8'4")

Tile floor, half-tiled walls, southern-facing, timber-framed window, w/c, bath, radiator, sink and basin.

Study 2.37m x 2.72m (7'9" x 8'11")

Carpet floor, radiator.

First Floor

Double Bedroom 1 3.30m x 5.33m (10'10" x 17'6")

Carpet floor, radiator, sink, 2x timber-framed windows, southern-elevation window with secondary double-glazing. Traditional oak ceiling beams, loft hatch.

Double Bedroom 2 3.75m x 3.79m (12'4" x 12'5")

Carpet floor, open fireplace with slate surrounding, radiator, oak ceiling beams, southern-facing, timber-framed window.

Double Bedroom 3 2.46m x 5.33m (8'1" x 17'6")

Carpet floor, radiator, southern-facing timber-framed window, oak ceiling beam.

Single Bedroom 4 2.53m x 3.66m (8'4" x 12')

Eaves bedroom, carpet floor, radiator, traditional oak ceiling beams, timber-framed skylight window.

Landing Carpet floor, radiator, oak storage cupboard, loft hatch.

Please Note: The farmhouse is Grade II Listed, list entry: 1266394.

This Listing also includes the attached Store, Large Workshop, and Lofted Hay Barn.

Prospective purchasers are advised to make their own enquiries regarding this matter and will be expected to acquire the property in its current condition, accepting any associated liabilities.

EPC: E.

Council Tax Band: E.

AGRICULTURAL BUILDINGS

High Bethcar benefits from a range of traditionally constructed stone barns which are all of sound condition. The stone barns benefit from development potential, subject to the necessary local planning consents. **Location of the agricultural buildings can be found on the building plan.**

1. Kennels 5.1m x 1.3m (16'73" x 4'2")

Two stone-built kennels, adjoining farmhouse.

2. Store 5.67m x 5.33m (18'7" x 17'6")

Double storey store which adjoins the main farmhouse. Concrete floor, fuse box, wooden storage cupboard with hot water tank within. Timber-framed western-facing windows. Two timber-framed stables. Leads through into the Kitchen-Diner.

Please Note: The building is included within the Grade II Listing. **List entry: 1266394.**



3. Large Workshop 19.3m x 16.3m (63'4" x 53'6")

Adjoining the farmhouse lies a double-storey, traditional stone barn. Wooden stables and six traditional cow cubicles on ground floor. First floor currently utilised as a workshop. Two large single-glazed windows. Wind turbine feed-in metre.

Please Note: This building is included within the Grade II Listing.
List entry: 1266394.

4. Garage 7.4m x 3.3m (24'3" x 10'10")

Traditional stone barn, concrete floor and slate roof.

5. Car Workshop 8.2m x 6.3m (26'11" x 20'8")

Adjoining the Stone barn, traditional construction with slate roof. Window to rear.

6. Stone Barn 7.9m x 5.3m (25'11" x 17'5")

Traditional, single storey barn with stone walls, stone flag flooring and a slate roof.

7. Loose Box

Lean-to behind the stone barn, stables and turning out area. Door to front and rear of loose box.

8. Lofted Hay Barn 14.10m x 5.0m (46'25" x 16'4")

Large, traditional stone-built barn with separate entrance doors to sheep pens, cow stalls and hay store on ground floor. Large, open space on first floor of barn, benefits from a large amount of development potential.

Please Note: The Lofted Hay Barn is included within the Grade II Listing. **List entry: 1266394.**

AGRICULTURAL LAND

Lot 1 is offered with approximately 2.79 acres (1.13 hectares) of good quality, agricultural land which is utilised as pony paddocks and for general grazing pasture. The land within Lot 1 is classified as DEFRA's Grade 5 agricultural land, and benefits from a natural water supply.

These field parcels benefit from gated access from the main farm steading, as well as from the access track, which is included within this lot. The land benefits from stock proof stone wall boundaries. This lot benefits from Common Rights on Bethcar Moor, details of which are listed in the section on Common Rights.

There is a public footpath which crosses field parcel 3, this also runs behind the northern boundary of the main farm steading.

Field parcel 2 contains a Wind Turbine, however, this does not supply electricity to the main farmhouse. Further details on the wind turbine can be found further in the particulars.

Lot 1			
Field No	Description	Hectares	Acres
1	Farm Steading	0.18	0.44
2	Grassland	0.55	1.36
3	Grassland	0.58	1.43
Access Track		0.37	0.92
TOTAL		1.68	4.15



WIND TURBINE

A 30ft wind turbine is in field parcel 2 which is included within the sale of Lot 1; there is a Feed in Tarriff in place with Eon, term due to end on the 28th of October 2025. This turbine does not supply the house. The average annual income is between £6,000 - £7,000 which does naturally fluctuate. The wind turbine has an estimated Annual kW production of 15,284 kWh.

LOT 2- 55.15 ACRES (22.32 HECTARES)

Guide Range- £330,000 - £350,000

Lot 2 is offered with a block of excellent quality, meadow pasture which extends in total to 55.15 acres (22.32 hectares). The land benefits from direct access off the farm track, and benefits from the potential of being cut for hay and silage. Field parcels 4 and 9 are rough grazing pasture which is located further up the hill.

There is a small block of woodland extending to 0.22 acres (0.09 hectares).

Lot 2 is positioned within a ring-fenced block, benefitting from multiple access points directly from the farm track, then on a field-by-field basis.

There is a public right of way which crosses field parcel 4. The field parcels benefit from a natural water supply from spring, along with well maintained, stock proof stone wall boundaries.

This lot benefits from Common Rights on Bethacar Moor, details of which are listed in the section on Common Rights.

Lot 2			
Field No	Description	Hectares	Acres
4	Grassland	9.39	23.20
5	Meadow	0.93	2.30
6	Meadow	1.79	4.42
7	Meadow	0.10	0.25
8	Woodland	0.09	0.22
9	Grassland	4.88	12.06
10	Meadow	2.12	5.24
11	Grassland	3.02	7.46
TOTAL		22.32	55.15



LOT 3- 64.82 ACRES (26.23 HECTARES)

Guide Range- £320,000- £340,000

Lot 3 is offered with a block of good quality grazing pasture which is slightly undulating throughout. The land extends in total to 64.82 acres (26.23 hectares) and benefits from several good quality meadow parcels which are capable of being cut for hay and silage.

Lot 3 benefits from a natural water supply throughout, whilst also benefitting from well-maintained stock proof boundaries. The land has gated access into field parcel 18 which is taken directly off the access track. There is a public right of way which crosses field parcel 17.

There is a block of woodland which extends in total to 1.46 acres (0.59 hectares). This lot benefits from Common Rights on Bethacar Moor, details of which are listed in the section on Common Rights.

Lot 3			
Field No	Description	Hectares	Acres
12	Grassland	5.30	13.10
13	Meadow	1.46	3.61
14	Woodland	0.16	0.40
15	Grassland	6.55	16.19
16	Woodland	0.43	1.06
17	Grassland	8.63	21.33
18	Grassland	3.70	9.14
TOTAL		26.23	64.82

Access Track

Whilst ownership of the access track will pass to the successful purchaser of that Lot, if sold separately, the purchasers of Lot 2 & 3 will have agricultural right of access to their respective lots, subject to contributing proportionately to the upkeep of the track.

Common Rights

All 3 Lots benefit from Common Rights on Bethacar Moor (CL189). These rights are attached to the land and are registered under entry 15. The rights are for sheep or cattle or horses as well as to cut or take bracken. The apportionment of the rights according to the Lots, and the rights that will be included in the sale to the successful purchaser is as follows:

Lot	Sheep	Cattle	Horses
1	8.19	0.84	0.40
2	108.87	11.11	5.33
3	127.94	13.05	6.27
TOTAL	245	25	12

Services

Single Glazed Windows. Private water supply to farmhouse through a water treatment plant located in field parcel 4. Electricity from the mains. Oil central heating. We understand that broadband and mobile telephone reception are available. For an indication of speeds and supply please see the OFCOM website: <https://bit.ly/3Yif1IG>. There is private off-road parking. Domestic drainage is to a septic tank. Any alterations required to meet current regulations are to be the responsibility of the purchaser. The Wind Turbine located in field parcel 2, within Lot 1, does not supply any electricity to the farmhouse, although it does collect a Feed in Tariff and further information on this is available on request from the selling agent. Please note, that none of these services have been tested.

General Information and Stipulations

The following Stipulations where applicable shall be deemed as Special Conditions of Sale. In the event of any variance between the Stipulations and the Special Conditions of Sale then the latter will prevail. Purchasers will also be deemed to have had full notice of the Stipulations and the Special Conditions of Sale and the same will not be read out at the time of sale. The Special Conditions of Sale and Auction Pack may be inspected at the Auctioneer’s Offices and also the offices of the Seller’s Solicitors FOURTEEN days prior to the sale. **N.B** Prospective purchasers are requested to contact the Seller’s Solicitors to discuss legal matters pertinent to the Sale Contract and documentation.

Solicitors Rebecca Comber- Progression Solicitors, 5 Thurnham Street, Lancaster, LA1 1XU, Tel: 0333 305 7777. info@progressionsolicitors.com

Tenure Freehold. Vacant possession upon completion. The date fixed for completion is **WEDNESDAY 19TH NOVEMBER 2025** or earlier by mutual agreement.

Boundaries The ownership and maintenance responsibilities of the external boundaries are unknown, prospective parties are therefore to make their own enquiries and accept the position. Inward facing ‘T marks’ denote the boundary responsibilities should the property be sold in lots.

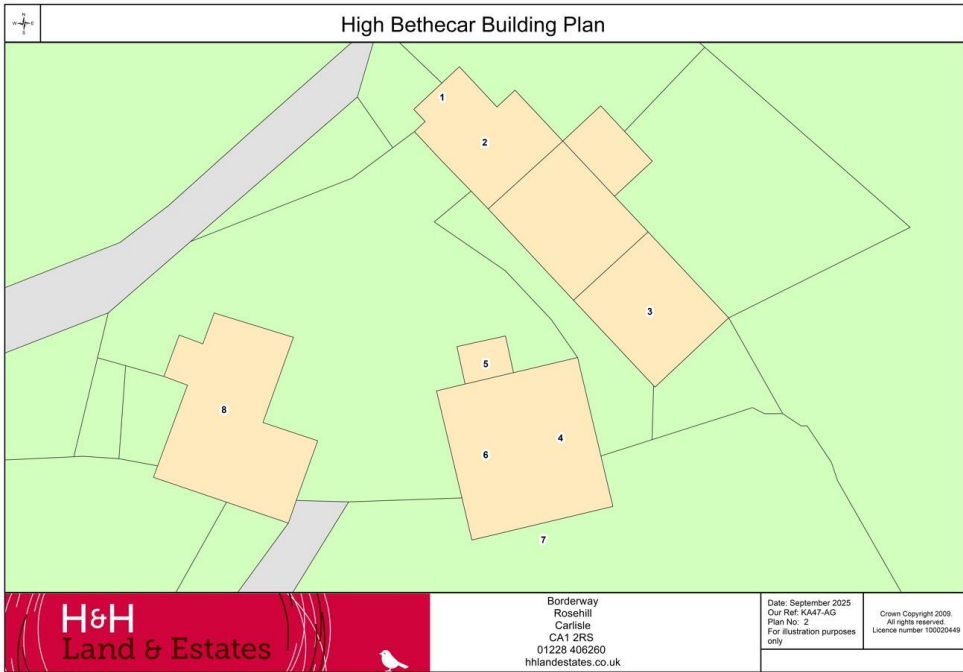
Sale Plan The Sale Plan has been prepared by the Auctioneers for the convenience of prospective purchasers. They are deemed to be correct with any error, omission or misstatement shall not affect the sale. The purchasers must satisfy themselves as to its accuracy.

Method of Sale The property is to be sold by Public Auction, as described in these particulars. The vendor reserves the right to amalgamate or withdraw the lots.

Stewardship Schemes There are no known Stewardship Schemes in place.

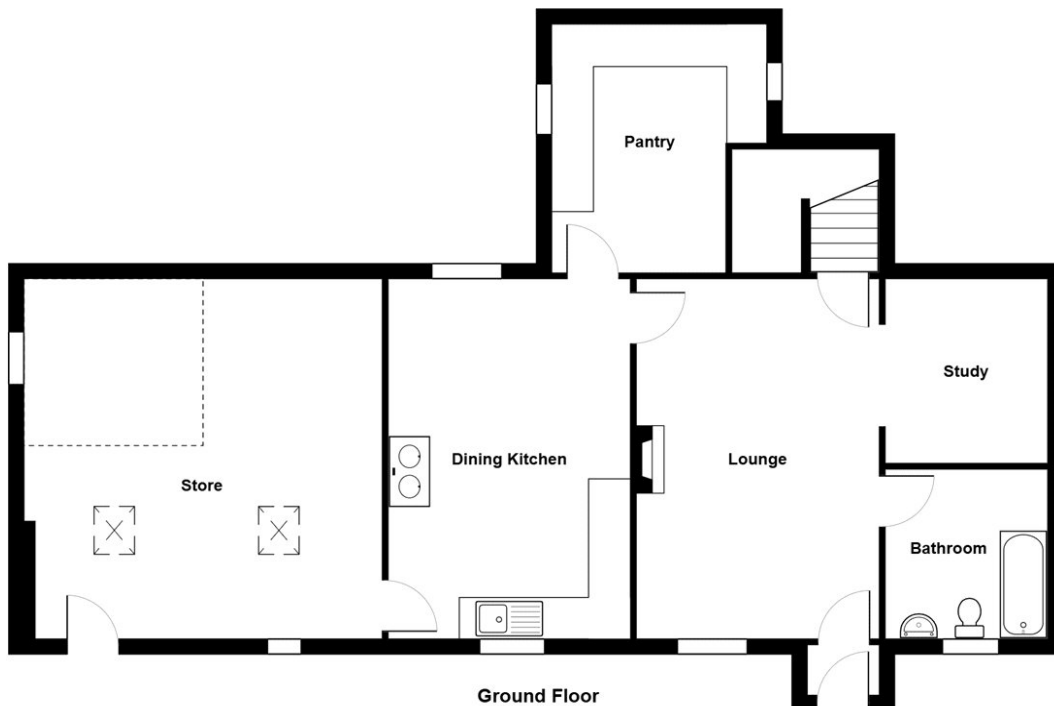
Sporting and Mineral Rights Included insofar as we are aware.

Viewing If you are interested in viewing the property, you must contact our Staveley Office Tel No: 01539 721375.





First Floor



Ground Floor

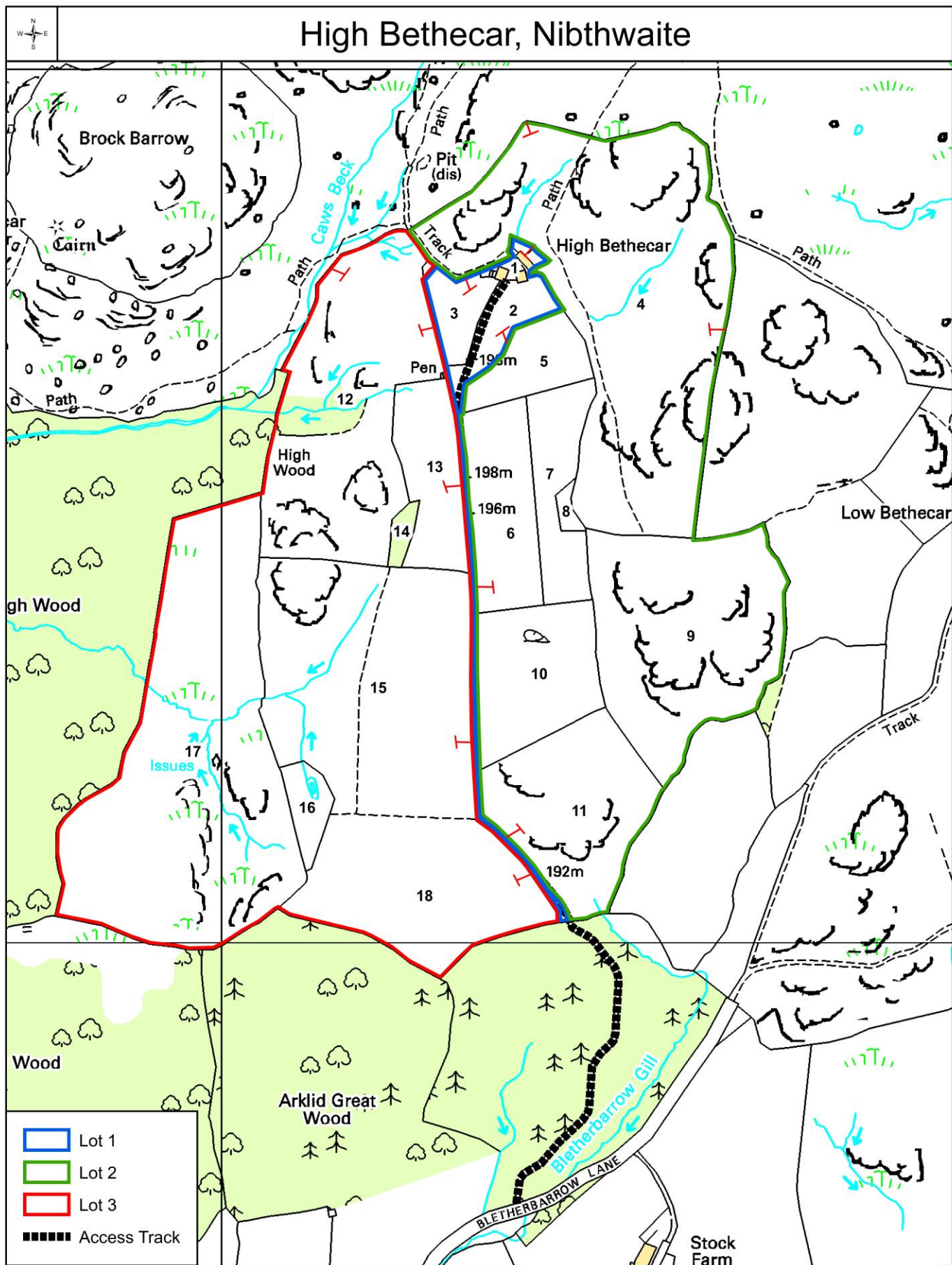
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- iv. The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- v. Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- vi. The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- vii. The property is sold subject to reserve(s).
- viii. H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

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H&H
Land & Estates

Borderway
Rosehill
Carlisle
CA1 2RS
01228 406260
hhlandestates.co.uk

Date: September 2025
Our Ref: KA47- AG
Plan No:
For illustration purposes
only

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