



ASHSTEAD FARM, SHAP ROAD, SELSIDE, KENDAL, CUMBRIA, LA8 9LF  
**£300,000**

**MILNE MOSER**  
SALES + LETTINGS



ASHSTEAD FARM  
SELSIDE  
KENDAL  
LA8 9LF



3

3

1

INTRODUCTION

Set within the picturesque Lake District fells, this traditional semi-detached farm house is a fantastic opportunity for a rural retreat or a family home away from the hustle and bustle of modern life. There are three good sized double bedrooms plus a living room, a generous dining room and useful study which could also be used as a fourth single bedroom. The property will benefit from some updating however the character and charm of the traditional hill farmhouse is retained within exposed stone in the downstairs reception rooms. There is a tennis court and a paddock of approximately half an acre.

LOCATION

Accessed through a gated road, it is half a mile off the A6 and 7 miles from the amenities of Kendal. The attractions of the Lake District are within easy reach, and the West coast mainline station (for London Euston) at Oxenholme is less than 10 miles away. Local schools at Selside and Grayrigg are both rated as good by OFSTED. The property is perfect for those who enjoy the outdoor life, the surrounding open farmland gives wonderful views across the valley and the source of the River Mint and a mature forest is on the fell behind. As it sits within a working hill farm, manoeuvring around chickens and sheep will form part of everyday life.

Open porch and wooden front door leading into:







#### LOUNGE

17' 6" x 15' 3" (5.34m x 4.64m)

A UPVC double glazed window with slate sill faces the front and has a lovely view across the valley. There is a further smaller UPVC double glazed to the rear. Character exposed stone walls and beams to the ceiling. Four wall lights, television aerial point and electric storage heater. Open fire with grate.

#### STUDY

7' 7" x 10' 11" (2.31m x 3.34m)

UPVC double glazed window facing the front elevation. Exposed beam and a ceiling light. Built in cupboard under the stairs.

#### DINING ROOM

11' 3" x 15' 11" (3.43m x 4.85m)

UPVC double glazed window with slate sill overlooking the front paddock towards fells in the distance. Exposed stone walls with alcoves, three wall lights, telephone point and electric heater. Painted floor.

#### KITCHEN

10' 1" x 13' 4" (3.08m x 4.07m)

Two UPVC double glazed windows face the front and side aspects with lovely views. Fitted with white base, wall and drawer units with pale effect worktops and double bowl sink with drainer. Tiled splashbacks, two ceiling lights, electric storage heater. There is space for an electric cooker and a fridge freezer. Built in cylinder cupboard and door leading to the front.

#### WC

5' 11" x 5' 7" (1.82m x 1.69m)

Frosted UPVC double glazed window facing the rear elevation. WC, pedestal wash hand basin and electric towel rail. Vanity light with shaver point and ceiling light.

#### STAIRWELL AND LANDING

A long landing with two UPVC double glazed windows and three ceiling lights.

#### BEDROOM

11' 6" x 11' 3" (3.50m x 3.42m)

UPVC double glazed window facing the front aspect with open view. Ceiling light, access to the loft and electric storage heater.





#### BEDROOM

13' 11" x 11' 3" (4.25m x 3.42m) max

UPVC double glazed window with lovely view to the fells at the front. Two built in double wardrobes with overhead storage, central drawer units and vanity light. Electric storage heater and ceiling light.

#### BEDROOM

11' 2" x 10' 1" (3.40m x 3.08m)

UPVC double glazed window facing the front elevation. Ceiling light and an electric storage heater.

#### BATHROOM

8' 0" x 5' 6" (2.43m x 1.66m)

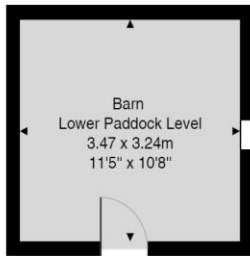
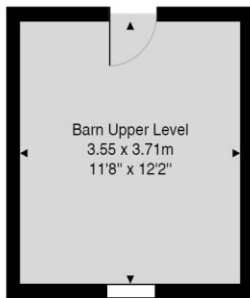
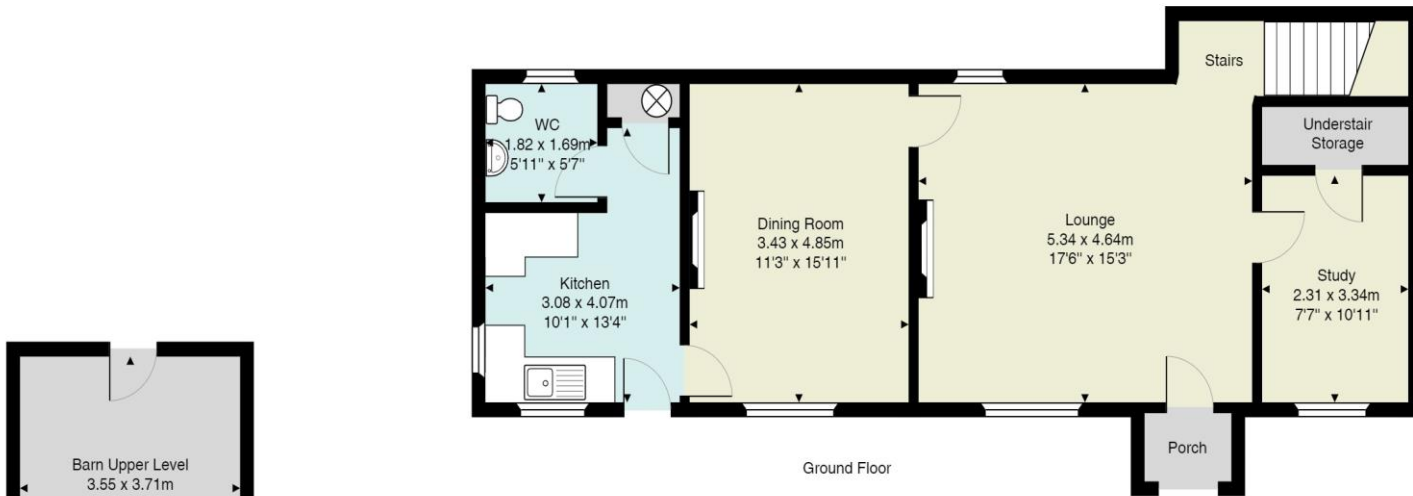
UPVC double glazed window to the rear aspect. Fitted with a bath with screen and shower over, pedestal wash hand basin and WC. Vanity light with shaver point, ceiling light, electric towel rail, wall fan heater and two inset mirrors. Extractor and tiling to the walls.

#### EXTERNAL

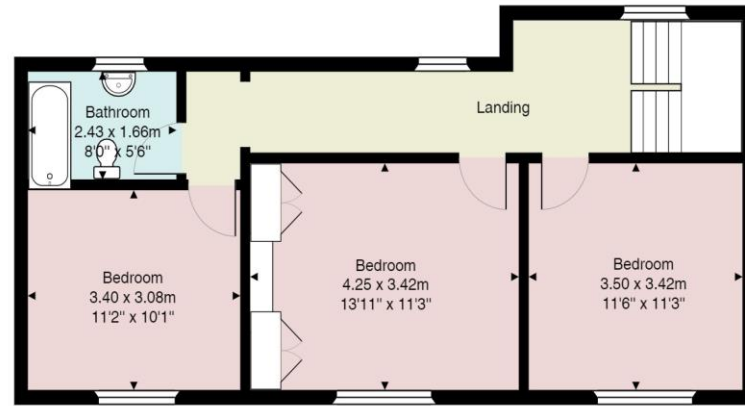
To the side of the property is a flagged area with drying space and a sloped garden area at the rear. Across the farm lane in front of the farmhouse is a sloping half-acre paddock and tennis court. There are mature trees along one boundary.



#### GENERAL INFORMATION



Not actual location



This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only









Services: Electric. Private water supply - the supply is treated via a UV system and during the heatwave of 2018 did run dry for a period. Private drainage via septic tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors.

Tenure: Freehold  
 Council Tax Band: E  
 EPC Grading: E

Please note the property is located within a working farm environment. The adjoining property is occupied by the farmer. Access via gated road.

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>43</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.