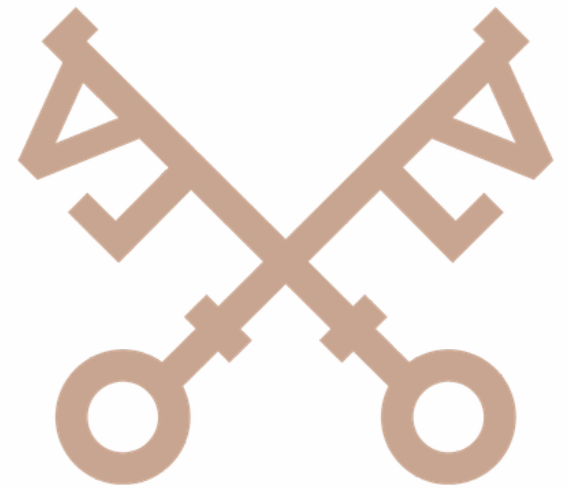




Parkside Farm, Tatham

PARKSIDE FARM, TATHAM



A Remarkable 25-Acre Rural Holding With Two Independent Dwellings, Equestrian Facilities & Far-Reaching Countryside Views.

Parkside Farm is an exceptional rural property offering a rare combination of space, flexibility and genuine countryside living. Set within approximately 25 acres in the beautiful rural parish of Tatham, the property brings together a substantial five-bedroom detached farmhouse, a separate two-bedroom bungalow, beautifully maintained gardens, a floodlit paddock with stables and outbuildings, together with extensive agricultural land.

Whether you are looking for a substantial family home with room for extended family, an equestrian property, a smallholding or simply the opportunity to enjoy a private rural lifestyle with land and income-generating potential, Parkside Farm offers an unusually versatile proposition.



Property Type:

Detached

Square Footage:

4,961 sqft

Council Tax Band:

E

Tenure

Freehold

Take a closer look...





Why Tatham?

PARKSIDE FARM OCCUPIES A BEAUTIFUL RURAL POSITION WITHIN THE PARISH OF TATHAM, IN THE LUNE VALLEY, AN AREA RENOWNED FOR ITS ROLLING COUNTRYSIDE, TRADITIONAL VILLAGES AND EXCEPTIONAL LANDSCAPES. SET AMIDST APPROXIMATELY 25 ACRES OF ITS OWN LAND, THE PROPERTY ENJOYS A WONDERFUL SENSE OF SPACE, PRIVACY AND SECLUSION WHILST REMAINING WITHIN CONVENIENT REACH OF LOCAL AMENITIES AND TRANSPORT CONNECTIONS.

THE SURROUNDING COUNTRYSIDE IS CHARACTERISED BY GENTLY ROLLING FARMLAND, STONE-BUILT PROPERTIES, OPEN FIELDS AND PANORAMIC VIEWS TOWARDS THE SURROUNDING HILLS AND VALLEYS. THE SETTING IS PARTICULARLY APPEALING FOR THOSE SEEKING A GENUINE RURAL LIFESTYLE, WITH EXCELLENT OPPORTUNITIES FOR WALKING, RIDING, CYCLING AND ENJOYING THE OUTDOORS DIRECTLY FROM THE PROPERTY.

THE NEARBY VILLAGE OF TATHAM PROVIDES A STRONG SENSE OF COMMUNITY AND SITS WITHIN AN ATTRACTIVE RURAL LANDSCAPE. THE WIDER LUNE VALLEY OFFERS A NUMBER OF HIGHLY REGARDED VILLAGES AND SMALL TOWNS, INCLUDING HORNBY, BENTHAM, WRAY AND KIRKBY LONSDALE, EACH PROVIDING A SELECTION OF LOCAL SHOPS, CAFÉS, PUBLIC HOUSES AND EVERYDAY AMENITIES.

Parkside Farm, Tatham

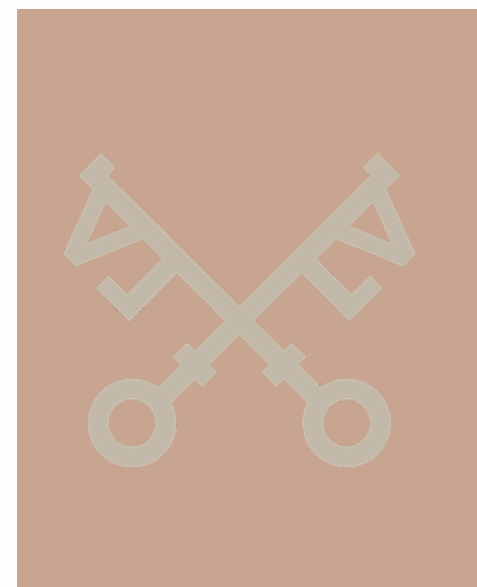




THE FARMHOUSE AND BUNGALOW SIT WITHIN APPROXIMATELY ONE ACRE OF BEAUTIFULLY MAINTAINED GARDENS AND GROUNDS, CREATING A PRIVATE AND PEACEFUL SETTING AROUND THE RESIDENTIAL ACCOMMODATION. THE GARDENS HAVE BEEN CAREFULLY MAINTAINED AND PROVIDE A WONDERFUL VARIETY OF SPACES IN WHICH TO ENJOY THE OUTDOORS. THERE ARE ATTRACTIVE AREAS IMMEDIATELY SURROUNDING THE PROPERTIES, TOGETHER WITH GENEROUS LAWNS AND ESTABLISHED PLANTING, ALL COMPLEMENTED BY THE MAGNIFICENT RURAL OUTLOOK.

FOR THOSE WITH EQUESTRIAN INTERESTS, PARKSIDE FARM OFFERS AN ESTABLISHED SETUP WITH A FULLY FLOODLIT Paddock, STABLES AND A RANGE OF USEFUL OUTBUILDINGS. PERHAPS THE DEFINING FEATURE OF PARKSIDE FARM IS THE LAND. EXTENDING TO APPROXIMATELY 25 ACRES IN TOTAL, THE PROPERTY PROVIDES AN EXCEPTIONAL AMOUNT OF PRIVATE AND PRODUCTIVE LAND RARELY AVAILABLE WITH A RESIDENTIAL PROPERTY IN THIS LOCATION. BEYOND THE APPROXIMATELY ONE ACRE SURROUNDING THE FARMHOUSE AND BUNGALOW, THE REMAINING ACREAGE IS PRINCIPALLY GOOD AGRICULTURAL LAND DIVIDED INTO A NUMBER OF SEPARATE FIELDS.













WHERE CAN I FIND...



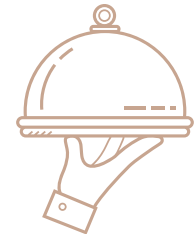
The Closest Schools?

Wray-with-Botton Endowed - 7
Minute Drive
Tatham Fells CofE - 10 Minute
Drive



The Local Shop?

Hornby Village Store - 10
Minute Drive



A Delicious Meal?

The Bridge Inn - 7 Minute
Walk



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

The George & Dragon - 7 Minute
Drive

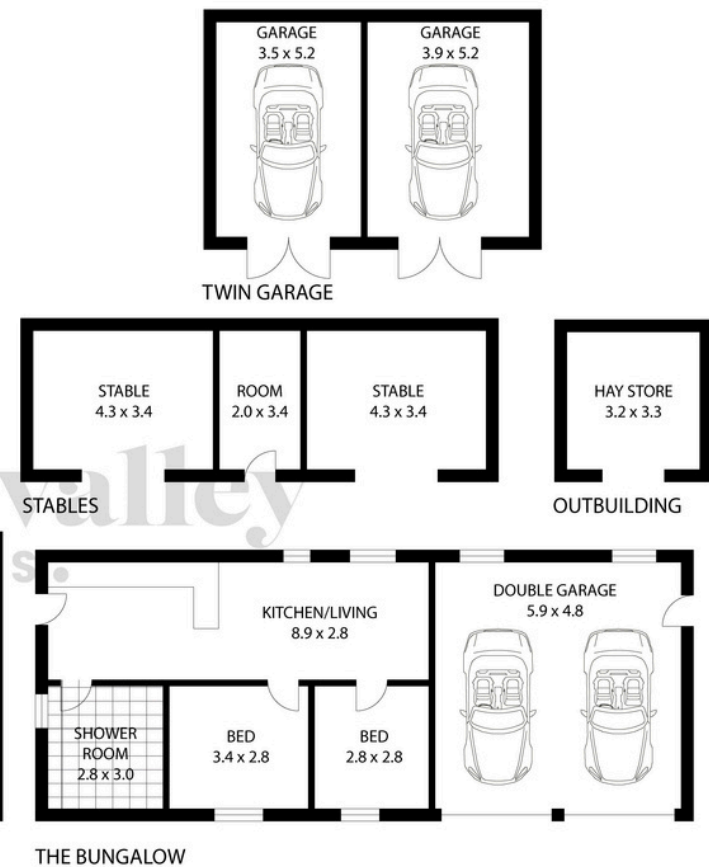
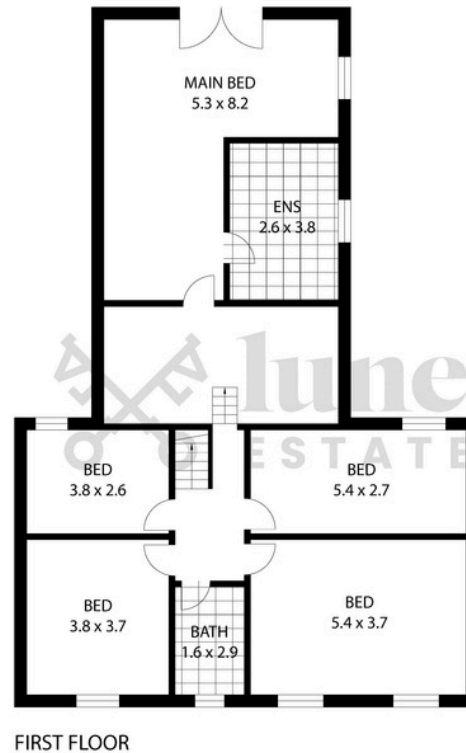
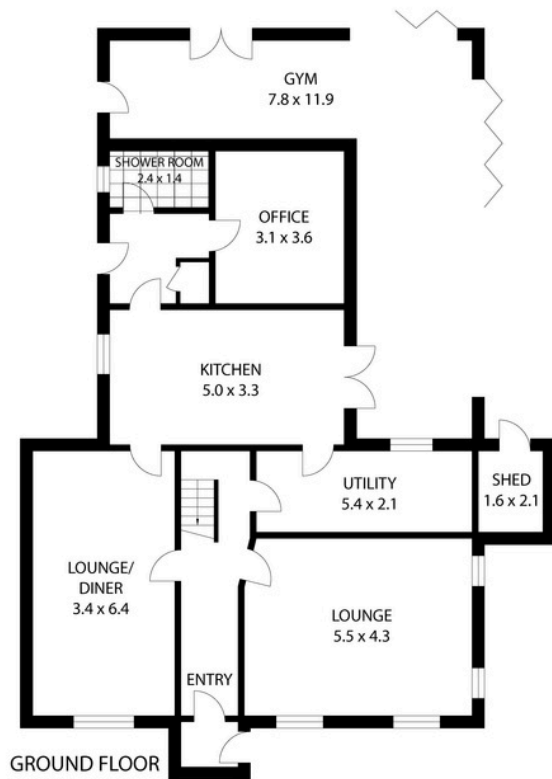


Closest Transport Links

Bus - Moorhead Millhouses - 5
Minute Walk
Rail - Wennington - 7 Minute Drive

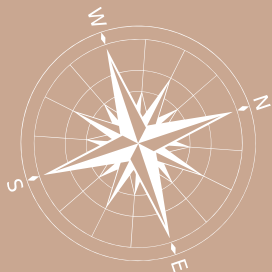






INTERNAL AREA = 460.9 SQ.M - 4,961 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

*Parkside Farm,
Tatham*

Parkside Farm, Tatham, LA2 8PQ



///sharpened.charts.tram



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