



STANDISH COTE FARMHOUSE

Marston, Ulverston, Cumbria





STANDISH COTE FARMHOUSE

MARTON, ULVERSTON, CUMBRIA LA12 0NS

Dalton-in-Furness 3 miles • Ulverston 5 miles • Barrow-in-Furness 8 miles
(all distances are approximate)

AN ATTRACTIVE SMALL FARM WITH DETACHED DORMER BUNGALOW IN AN ELEVATED POSITION, WITH FAR-REACHING VIEWS ACROSS THE FURNESS PENINSULA AND MORECAMBE BAY, TOGETHER WITH AN ASSOCIATED FARMYARD AND APPROXIMATELY 52.58 ACRES OF PRODUCTIVE AGRICULTURAL LAND

- 4 Bedroom Detached Dormer Bungalow
- 52.58 acres of Productive Agricultural Land
 - Farmyard with Development Potential
- Agricultural Occupancy Condition and Local Occupancy Condition applies
 - No onward chain
 - Additional land available by negotiation

FOR SALE AS A WHOLE



Unit 9, Underley Business Centre, Kearsywick,
Kirkby Lonsdale, Cumbria, LA6 2DY
Tel: 01524 880320
www.gscgrays.co.uk
kirkbylonsdale@gscgrays.co.uk



SITUATION

The property is situated in an attractive rural setting within easy reach of local amenities, around 3 miles north of Dalton-in-Furness, 5 miles from the market town of Ulverston, and about 8 miles from Barrow-in-Furness. The property is located in close proximity to the A595 providing good links to the M6 motorway and the Lake District National Park.

Dalton-in-Furness is a historic and well-served market town situated on the edge of the Furness Peninsula. The town offers a good range of local amenities including shops, schools, public houses and a railway station on the Furness Line providing connections to Barrow-in-Furness, Ulverston and Lancaster. The town is surrounded by attractive countryside yet within easy reach of the Lake District National Park.

Barrow-in-Furness is a well-served coastal town offering a wide range of amenities including shops, schools and leisure. The town is undergoing significant ongoing investment, driven by major infrastructure and employment programmes alongside wider regeneration initiatives, which are contributing to long-term economic growth and enhanced local facilities.

DESCRIPTION

Standish Cote Farmhouse occupies an elevated position, with far-reaching views across the Furness Peninsula and Morecambe Bay.

It is a spacious dormer bungalow with generous and versatile accommodation, presenting an excellent opportunity for modernisation to create an ideal family home. The property enjoys panoramic views across the surrounding countryside and is set in a rural yet non-isolated position. Despite its peaceful setting, the property remains conveniently located within easy reach of nearby towns and local amenities.

The ground floor includes an open plan kitchen which has a large dining area and lounge, with panoramic views. There is an adjoining pantry, a utility room, shower room, family sitting room, two bedrooms, one with ensuite and a family bathroom. Both ground floor bedrooms have built-in wardrobes.





The first floor provides two further double bedrooms, a games room and additional attic space, which has potential for conversion to additional living accommodation.

The lower ground floor provides two cellar spaces and a generous garage, which is fitted with a manual up and over door, offering excellent storage and practical use.

Externally, there is an enclosed private south facing garden, which includes a large former pond and terraced garden, together with a paved driveway to the north and gravelled parking area providing space for multiple cars.

The property also has a fully functional CCTV system.

Standish Cote bungalow has been well maintained throughout and is presented in good condition, whilst offering scope for modernisation. It would make an excellent opportunity to create a family or retirement home set within a desirable rural setting.

The house provides bright and spacious accommodation extending to about 225m² (2,422 sq ft).



Room	Dimensions
Kitchen	3.14m x 3.66m - 10'4" x 12'0"
Dining Area	2.61m x 5.19m - 8'8" x 17'0"
Lounge	4.32m x 5.42m - 14'2" x 17'9"
Pantry	1.49m x 3.15m - 4'11" x 10'4"
Utility	1.72m x 2.95 m - 5'7" x 9'8"
Shower Room	1.32m x 2.39m - 4'4" x 7'10"
Sitting Room	3.47m x 5.27m - 11'5" x 17'3"
Bedroom One	4.32m x 3.44m - 14'2" x 11'3"
Bedroom Two	3.80m x 3.40m - 12'6" x 11'2"
Bathroom	3.39m x 2.24m - 11'1" x 7'4"
Office	2.14m x 1.08m - 7'0" x 3'7"
Bedroom Three	5.27m x 3.47m - 17'3" x 11'5"
Bedroom Four	5.26m x 3.44m - 17'3" x 11'3"
Games Room	8.74m x 3.79m - 28'8" x 12'5"
Attic	5.90m x 4.93m - 19'4" x 16'2"
Cellar One	3.42m x 1.55m - 11'3" x 5'1"
Cellar Two	3.50m x 5.16m - 11'6" x 16'11"
Garage	5.22m x 13.35m - 17'2" x 43'10"

Farmyard

The former farmyard comprises a large open fronted pole barn with steel frame roof, currently split into two with a central stone wall. Opposite is a former cubicle shed, which has been dismantled, leaving the foundations that offer excellent scope for re-development or alternative use, subject to the relevant permissions.

52.58 acres of farmland

Extending to approximately 52.58 acres (21.28 hectares) of Grade 4 meadow and pastureland, situated north of Poaka Beck Reservoir.

The land is divided into a number of manageable paddocks, well-suited to livestock grazing and mowing.

The land benefits from its own direct access off the council-maintained road, offering additional access for agricultural machinery and the movement of livestock.

Additional land is available by separate negotiations, details of which can be provided by the Sellers Agent upon request.

GENERAL INFORMATION

Services

The farm is served by mains electricity and private water; which comes from a spring on adjacent farmland. Drainage is to a private septic tank system, which is assumed to be non-compliant. It is understood that the house has a mains water connection point immediately outside the property, which is not currently utilised.

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity, and other rights and obligations, easements, quasieasements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Local Authorities

Westmorland and Furness Council
Town Hall and South Lakeland House, Lowther Street,
Kendal, LA9 4DQ - T: 0300 373 3300



Council Tax

Farmhouse – Band D

Energy Performance Certificate (EPC)

Rating D (58)

DESIGNATIONS

Occupancy Restriction

The house is subject to an Agricultural Occupancy Condition and a Local Occupancy Restriction. Further details are available upon request.

Method of Sale

Standish Cote Farmhouse is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specifically mentioned in these particulars are included in the sale.

Sporting Rights and Mineral Rights

The sporting and mineral rights are included in the sale so far as they are owned.

Boundaries

Neither the Seller nor the Seller's Agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by the T marks on the transfer plan.

Timber

All standing and fallen timber will be included in the sale.

VAT

Any guide prices quotes or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No election to tax has been made in respect to the property.

Viewing

Appointments will be arranged through the Selling Agent only by calling 01524 880320. Given the potential hazards around the farm, we ask all parties wishing to view to be as vigilant as possible particularly around the buildings, machinery and livestock.

Postcode: LA12 0NS | what3words: ///clever.reap.crackled

CONDITIONS OF SALE

Purchase Price & Deposit

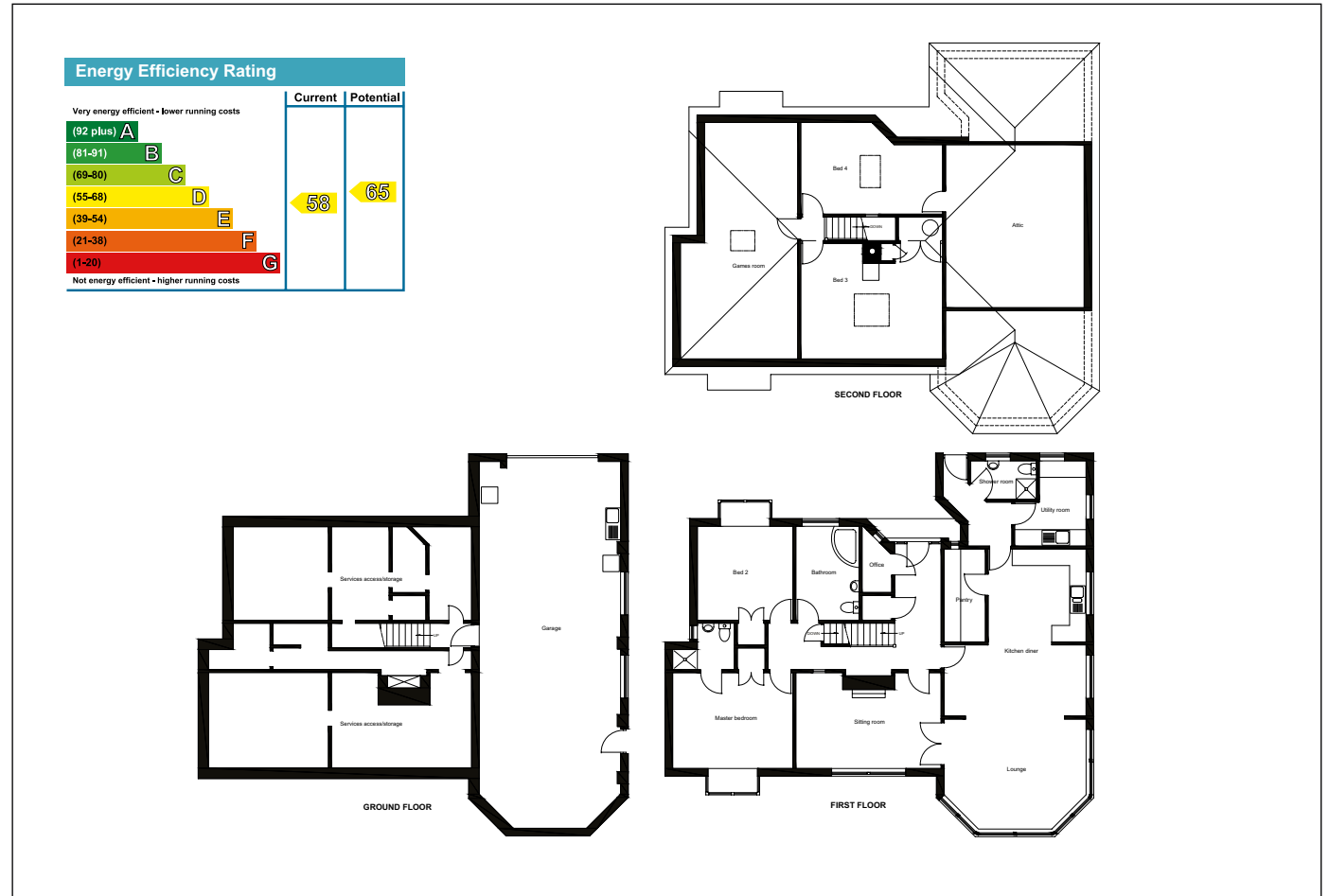
Upon exchange of contracts, a non-refundable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate 5% above the bank of England base rate.

Anti-Money Laundering and Proof of Funds

All offers to purchase the property from the UK or overseas based purchases (regardless of whether the offer is on a cash basis or subject to funding) must be accompanied by evidence of source of funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank or funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. Anti-Money Laundering Regulations require us to undertake ID verification checks on all purchasers. A charge of £37.50 plus VAT per purchaser will apply for these checks.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agency whose decision acting experts will be final.



Overseas Purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is responsible for the Sellers.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error misstatement shall not annul the sale and does not entitle either party to compensation in respect of thereof.

Lotting

It is intended to offer the property for sale as described but the Seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings will be apportioned between the Seller and the Purchaser(s) as at the date of completion.

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: Spring 2026
Photographs taken: Spring 2026

