



 Shearings



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Over Hall Road, Ireby, LA6 2JZ

An attractive and appealing detached barn conversion with an imaginative and flexible layout that has light, airy living spaces and offers three/four bedrooms and two bathrooms. Complementing the stylish interior is the lovely garden, enjoying paddock (approx. 1/2 acre) and substantial workshop/garage. To complete the picture Shearings includes a stretch of land adjoining Ireby beck but why not see for yourself.

Quick Overview

Three Bedroom Barn Conversion

1/2 Acre Paddock

Outbuilding

Set in the Hamlet of Ireby



Location

Ireby is a small hamlet nestled within the peaceful countryside of the Yorkshire Dales National Park. The nearby village of Ingleton and Kirkby Lonsdale town are located just a short drive away and offer a full range of local amenities, including a doctors, dentist and supermarket. There is an excellent choice of schooling in the area with a selection of well regarded primary schools in the neighbouring villages and for secondary schools, the Queen Elizabeth School in Kirkby Lonsdale and highly regarded public schools of Sedbergh and Giggleswick close by. M6 an approximate 20 minute drive away.

Welcome

Entrance Hall Step inside, onto a beautiful stone floor which continues throughout the ground floor, the light bright entrance hall shows off the staircase, hardwood cottage style door and feature beams. The attention to detail through-out this home won't disappoint.

Boot Room Perfect for the removal of muddy boots, housing the newly installed combi boiler, fluorescent strip light and hardwood door leading outside.

Utility Fitted wall units and complementary worksurfaces, stainless steel sink with drainer and mixer tap. Space for tumble dryer, fridge and freezer. Ceiling light point and radiator.

Shower Room Fitted with a three piece suite comprising shower, vanity hand wash basin and a low-level W.C. Part tiled walls with complementary flooring and heated towel rail.

Specifications

Boot Room

16' 1" x 6' 8" (4.9m x 2.03m)

Utility

10' 10" x 8' 6" (3.3m x 2.59m)





Ground Floor Bedrooms

Specifications

Bedroom One
17' 6" x 9' 5" (5.33m x 2.87m)

Bedroom Two
13' 11" x 7' 11" (4.24m x 2.41m)

Dressing Room
10' 2" x 9' 6" (3.1m x 2.9m)

Study
14' 1" x 11' 2" (4.29m x 3.4m)

Bedroom One With picture window overlooking the rear, ceiling down lights and radiator.

Bedroom Two Left off the entrance with ceiling down lights, double glazed window to the front and radiator.

Dressing Room With steps leading down from bedroom one, this space would be perfect to use for a dressing room or another single bedroom with inset storage. Ceiling downlights and radiator.

Hallway Used as the main entrance by the vendors, easy to see why! Feature high ceiling and exposed stone wall with stone floor to compliment. ceiling downlights and underfloor heating.

Study Ideal for the Home Worker with Velux windows and built in storage units with complementary worktop. Ceiling down lights, under floor heating and French door leading to rear garden.



Kitchen / Diner

Kitchen/ Diner Open from the staircase this kitchen features a range of wall and base units finished with a granite resin worktop and stainless steel sink unit. Within the kitchen the NEFF integrated appliances include oven, four ring hob with extractor fan, a fridge and space for a dishwasher. The room is bright and airy thanks to the windows to the front aspect and complimentary Karndean flooring. With space for a dining table this room is an ideal social space for entertaining family and friends.

Specifications

Kitchen/ Diner
18' 0" x 15' 4" (5.49m x 4.67m)





First Floor

Specifications

Living Room
18' 1" x 15' 4" (5.51m x 4.67m)

Bedroom Three
12' 2" x 5' 6" (3.71m x 1.68m)

Living Room the eye is just drawn to the excellent country side views from the four doubled glazed windows with deep sills. Attractive feature fireplace with multi-fuel stove set on a stone hearth. Exposed feature beams, ceiling down lights and two radiators.

Bedroom Three Again enjoying views over the garden to the fells beyond and Ingleborough. Beams to ceiling, ceiling down lights and two radiators. With walk in wardrobe with fitted shelving and hanging space

Bathroom Having attractive tiled walls which complements the three piece white suite comprising panelled bath with shower head over, hand basin and low flush WC. Cupboard for storage, ceiling light point and heated towel radiator.







Outside

The gardens are an absolute delight offering privacy, tranquillity and views in equal measure. Firstly as you approach the property at the rear there is parking for two cars with a car port adjoined to the outbuilding, leading to the side of the property is a beautiful enclosed garden with well stocked beds and borders, and a raised seating area, the perfect place to sit with a book and relax.

With approximately 2/3 of an acre the gardens include an extensive grassed area screened by hedges and fruit trees, it really is a gardeners dream.

Garage/Workshop With power and light. This is an ideal investment holiday let opportunity subject to planning consents or ideal for those seeking a separate workshop.

Important Information

Services:
Mains electricity, oil fired central heating and private drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Energy Performance Certificate:
The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax Band :
Band E - Lancaster City Council

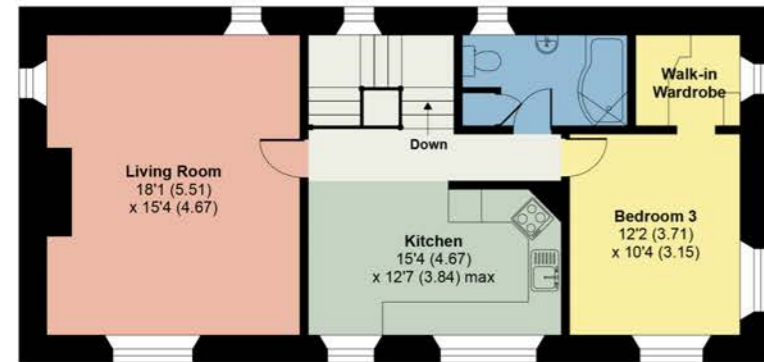
Tenure:
Freehold. Vacant possession upon completion.





Shearings, Over Hall Road, Ireby, Carnforth, LA6

Approximate Area = 2032 sq ft / 188.8 sq m
 Garage = 601 sq ft / 55.8 sq m
 Total = 2633 sq ft / 244.6 sq m
 For identification only - Not to scale



Directions

Sherings, Over Hall Road, Ireby, LA6 2JZ
 Travelling from Kirkby Lonsdale on the A65 continue through the village of Cowan Bridge, after a mile turn left at the junction signposted Ireby. Continue along the lane into the village, bare right and go over the bridge and round to the left and you will the shearing's straight ahead.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 850877

Viewings

Strictly by appointment with Hackney & Leigh
Kirkby Lonsdale Office.

To view contact our Kirkby Lonsdale office:

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