





The Barn

The Barn, Hincaster, Milnthorpe, LA7 7ND

In a quiet, rural location tucked away down a country lane, The Barn is a stunning and exceptionally well-appointed former Lakeland barn. Offering superb five bedroom accommodation, two spacious reception rooms, low maintenance gardens and off road parking for two cars all whilst enjoying fine views across the countryside.

This superb barn conversion is situated in the picturesque hamlet of Hincaster and offers flexible and spacious accommodation, with five bedroom, three bathrooms large breakfast kitchen, ideal for a large range of buyers it really should be on your to view list. Book a viewing today so not to be disappointed.

From the Vendor "A happy house with views that helped us through the pandemic. A comfortable home which we are reluctant to leave."

Quick Overview

Five Bedroom Detached Barn Conversion
Generous Living Spaces
Stunning Open Far Reaching Views
Located in Popular Hamlet of Hincaster





Location

The Barn is nestled between the Lake District National Park, the Yorkshire Dales and Arnsdale & Silverdale Area of Outstanding Natural Beauty it is perfectly placed to enjoy the rural lifestyle. The mainline railway station at Oxenholme is only a ten minute drive away offering access in to central London within three hours with the M6 motorway being within three miles. There is a selection of well regarded schools and colleges within the area and the market town of Kendal is only a short drive away offering a thriving arts culture of theatre and music together with entertainment and activities for all ages and is home to performing arts festivals.

Welcome

Entrance Hall A Oak entrance door with two double glazed windows either side invites you into this magnificent, open entrance hall full of character with exposed walls and beams. Flooded with natural light from the Four Velux skylights and double glazed window. With downlighters, wooden flooring and two radiators.





Breakfast Kitchen

Specifications

Breakfast Kitchen
19' 9" x 14' 10" (6.02m x 4.52m)

Breakfast Kitchen This kitchen is perfect for entertaining with the double glazed doors leading to the gardens. Fitted with wall and base units with complimentary granite working surfaces, tiled splashbacks and an inset sink and a half with mixer tap and drainer. Exposed wall with extractor hood. Fitted appliances include Britannia electric range oven with 5 ring gas hob and an integrated Bosch dishwasher. Exposed beams, stone flooring, coving to the ceiling, downlights and a radiator. Double glazed window with deep sill and far reaching views. Open through to:

Utility Room Fitted with wall units, a "marbled" complimentary working surface and an inset stainless steel sink with mixer tap and drainer. Space for fridge freezer and plumbing for a washing machine. Built in storage cupboards, Eurostar boiler, stone flooring and a radiator. Double glazed window and part glazed door to rear garden.



Reception Rooms

Living Room A large inviting living room fitted with and Efel multi-fuel feature fireplace with brick surround and stone hearth. Full of character with exposed beams. Four double glazed windows with deep sills and far reaching views. Useful storage cupboard, bookcase shelving, spotlights and two radiators.

Dining Room/Occasional Room A large bright dining room which can also be utilised as downstairs bedroom or hobby room. Double glazed windows with far reaching views and a radiator.

Shower Room Fitted with a three piece suite comprising; a double shower cubicle with Mira shower, pedestal hand wash basin and W/C. Tiled walls and tiled flooring, downlighters, extractor fan, frosted double glazed window and heated towel radiator.

Specifications

Living Room
23' 0" x 17' 1" (7.01m x 5.21m)

Dining Room
19' 7" x 11' 4" (5.97m x 3.45m)





Bedroom One

Specifications

Bedroom One
23' 0" x 15' 0" (7.01m x 4.57m)

First Floor Landing A beautiful galleried landing with downlighters, one radiator, loft access and a useful storage cupboard with shelving and housing the hot water cylinder.

Bedroom One A large bright master bedroom with four double glazed windows with deep sills, a window seat perfect for watching the wildlife in the open fields and far reaching views. A dressing area with three built in wardrobes, separate built in wardrobe and exposed beams. Decorative coving to the ceiling and a radiator.

En-Suite Fitted with a three piece suite comprising; a 6' bath with Aqualisa shower over, pedestal hand wash basin and W/C. Part tiled walls and tiled flooring, downlighters, heated towel radiator and a double glazed window with deep sill and far reaching views.



Bedrooms Galore



Specifications

Bedroom Two
13' 5" x 10' 11" (4.09m x 3.33m)

Bedroom Three
11' 3" x 9' 2" (3.43m x 2.79m)

Bedroom Four
11' 5" x 9' 11" (3.48m x 3.02m)

Bedroom Five
10' 6" x 9' 10" (3.2m x 3m)

Bedroom Two A good sized double bedroom currently utilised as a twin room with fitted wardrobes with shelving and rail. Double glazed window overlooking the open fields and a radiator.

Bedroom Three with double glazed window and a radiator.

Bedroom Four Fitted with built in wardrobes with sliding doors, rail and shelving. Double glazed window with deep sill overlooking the open fields with far reaching views. Dado rail and a radiator.

Bedroom Five Currently utilised as an office with fitted wardrobes with shelving and rail. Radiator and a double glazed window with far reaching views and deep sill.

Bathroom Fitted with a three piece suite comprising; wooden panelled bath with Mira shower over, W/C, inset sink unit with marble top, wooden drawers and tiled splashback. Tiled flooring and part tiled walls, extractor fan, spotlight cluster and radiator. Double glazed window with far reaching views and an original cottage barn door with latch.





Outside

To the rear of the property there is a yard housing the oil tank and a gate leading to a public footpath.

To the side there is a patio area perfect for sitting out and watching the wildlife in the open fields. Planted borders, Damson tree, raised planter and two timber sheds. Outside light and an outside tap.

To the front there is a lawned garden with planted borders and an apple tree, outside light and a path leads to a wooden gate through to the front entrance. Gated off road parking for two cars and an outside tap.

Important Information

Services:

LPG gas, mains electricity, Oil heating and Drainage via private septic tank. B4RN superfast broadband and BT broadband.

Energy Performance Certificate:

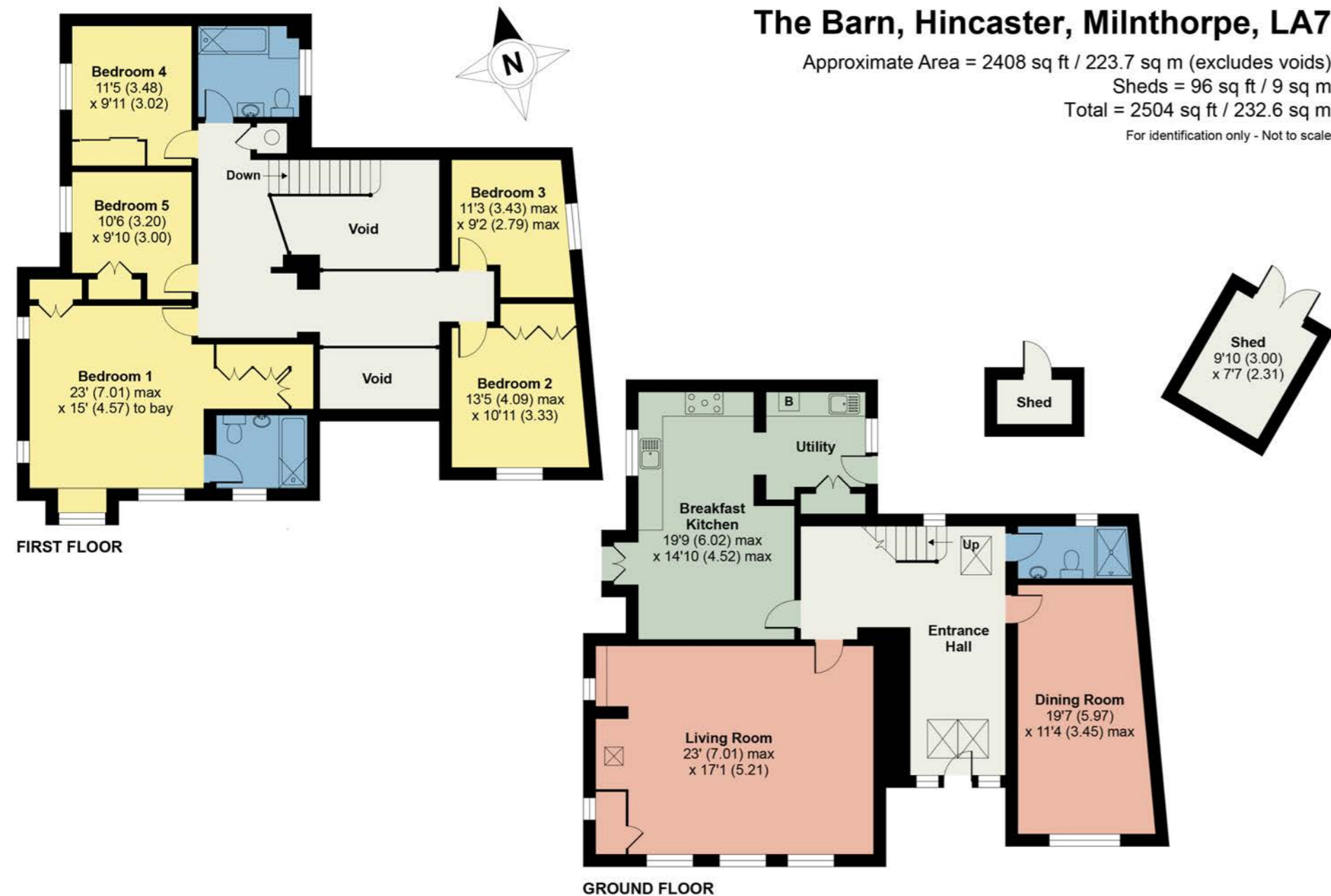
The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax Band :

Council Tax Band G - South Lakeland District Council

Tenure:

Freehold



Directions

The Barn, Hincaster, Milnthorpe, Cumbria, LA7 7ND

From Kendal, follow the signs in a southerly direction for the M6 and A590. Joining the Kendal Bypass from the A6, just south of Kendal, just past Low Sizergh Farm, turn left at the Brettargh Holt roundabout. Take the first exit, and just over the bridge across the River Kent, turn right towards Hincaster. After approximately 3/4 of a mile, entering Hincaster, The Barn is the second property on the left after the 30 mile speed limit sign.

Alternatively, from a southerly direction from Milnthorpe, follow the signs to Crooklands and at Ackenthaite, turn left and proceed to Hincaster. At the crossroads, turn left and keep right, driving through the village and The Barn is on the right hand side, about 1/4 of a mile from the village centre.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 864319.

Viewings

Strictly by appointment with Hackney & Leigh Carnforth Office.

To view contact our Carnforth office:

Call us on 01524 737727

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