



Kirkby Lonsdale

£650,000

Pells Yeat Barn, Hop House Lane, Kirkby Lonsdale, Carnforth, LA6 2EH

Situated just outside Kirkby Lonsdale in a cluster of three properties this characterful barn conversion with extensive, very balanced and flexible accommodation that's over five/ six bedrooms and two/three receptions rooms. With well proportioned rooms this substantial family home has parking for up to five cars and there is approximately 5 acres of land available by separate negotiation.

Quick Overview

- No Onward Chain
- 5 Bed Semi-Detached Property
- 5 Acres of Land by Separate Negotiation
- Games Room
- Period Features Throughout
- Parking Space for up to 5 Cars
- Beautiful Garden Space
- Stunning Countryside Views
- Close to the sought after market town of Kirkby Lonsdale
- Ultrafast (1000 Mbps) Broadband Available



5



4



2



E



Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3339



Living Room



Living Room



Kitchen/Dining Room



Kitchen

Property Overview

A characterful property with ample amount of space for entertaining loved ones. The accommodation briefly comprises of traditional entrance hallway. Off the hallway you have the Kitchen to your right, this is a charming space, the large windows wrap around offering lots of natural day light and beautiful views overlooking the garden. Fitted with oak wall and base units and granite worktops. A range of appliances include an integrated dish washer, fridge and an electric four oven AGA and hobs creating that farm house style. To the back of the room is a larger dining area. Walking back through you will enter the main dining room great for hosting large groups of people.

Now to the staple of this characterful property, the living room with a pleasant feeling as soon as you enter, you can really imagine a cosy night in during the cooler months. The beams that spill across the ceiling and the stone fire place with a wood burning stove really gives it that wow factor. There are windows to the front and side aspect and French doors that open onto the front garden, allowing light and air to enter equally making a pleasant room to spend your time.

Following the house back round to the staircase you will find a downstairs toilet with a low-level WC and hand wash basin a cupboard opposite housing the boiler perfect for drying off any wet boots and coats. There is also a utility / cloak room with a door that leads out to the side of the property.

Climbing the staircase with what are beautifully designed railings to the first floor. Directly in front of you will see the linen cupboard. On this floor you will discover three double bedrooms and a large family bathroom plus the office which could be used as another bedroom. The office boasts wonderful panoramic views overlooking the front garden. The large windows wrap around and with the exposed stone wall makes this a room that brings a truly tranquil and calm element. The family spilt level bathroom consists of a four-piece suite with a low-level WC, a bath, walk-in shower and hand basin. The velux window that provides natural light that can be controlled electronically. Now into the main bedroom of the house, offering a really lovely sized room with built-in wardrobes and an ensuite with a walk-in shower, low level WC and hand wash basin.

Accessed via the staircase to the second floor. A charming feature at the top of the stairs really shows the character of this delightful property. Includes a newly fitted shower room with a low level WC and hand wash basin, two double sized bedrooms, games room with a pool table that is included in the sale. This is a great room for all ages to come together to play, laugh and spend some quality time together.



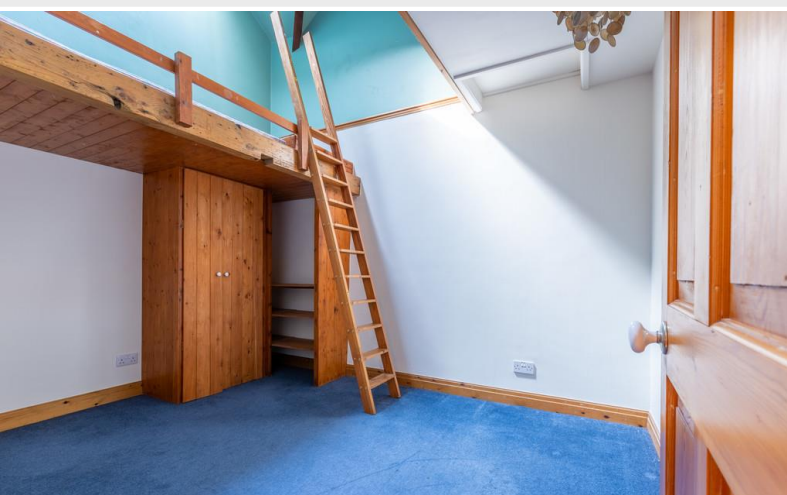
Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five

Location

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With the infamous John Ruskin View and Devils Bridge which brings people from all over. The river 'Lune' runs through the town providing a lovely circular walk for all.

Kirkby Lonsdale has held a Market Charter every Thursday since 1227 located on the corner of main street and market street before transferring to the town's refined Georgian square.

Schooling in the area includes St Mary's primary school and Queen Elizabeth School for ages 11-18.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever so popular Lakes District National Park.

What3Words [///snoozing.measures.puncture](https://www.what3words.com/snoozing.measures.puncture)

Accommodation (with approximate dimensions)

Ground Floor

Kitchen/ Breakfast Room 29' 4" x 9' 0" (8.95m x 2.74m)

Dining Room 14' 7" x 9' 5" (4.45m x 2.87m)

Living Room 18' 1" x 16' 11" (5.51m x 5.16m)

Utility 16' 11" x 7' 6" (5.16m x 2.29m)

Bedroom Three 11' 9" x 9' 1" (3.58m x 2.77m)

Office 22' 3" x 14' 0" (6.78m x 4.27m)

Bedroom Two 14' 7" x 9' 11" (4.44m x 3.02m)

Bedroom One 18' 9" x 18' 4" (5.72m x 5.59m)

Second Floor

Bedroom Four 14' 1" x 13' 1" (4.29m x 3.99m)

Bedroom Five 15' 7" x 9' 11" (4.75m x 3.02m)

Pool Room 18' 10" x 16' 8" (5.74m x 5.08m)

Eaves 9' 2" x 7' 6" (2.79m x 2.29m)

Property Information

Outside

The garden with the property is something to truly be enjoyed with perennial borders and shrubs. Although sharing a driveway with the neighbouring property this can be gated off, thus providing a safe and secure area for children and pets alike. The timber extension provides shelter to sit back and simply watch the world go by. Private off road parking perfect to fit three vehicles. A little further down from the property is the 5acres that is available by separate negotiation.

Parking Private off road parking for up to 5 cars

Services Mains Electricity, mains water, Oil fired central heating, septic tank drainage

Tenure Freehold



Master Bedroom



Master Ensuite



Garden



Front Aspect

[Request a Viewing Online](#) or Call 015242 72111

Meet the Team

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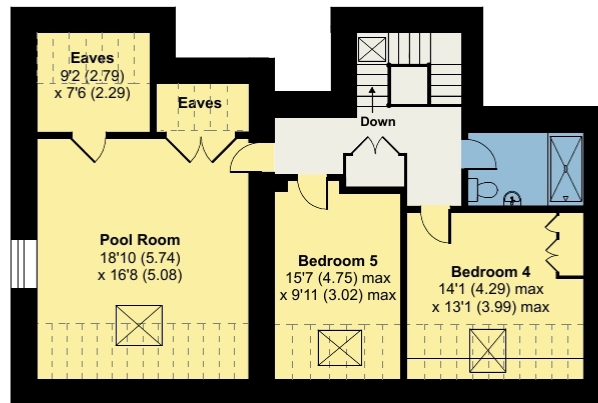
Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 3197 sq ft / 297 sq m

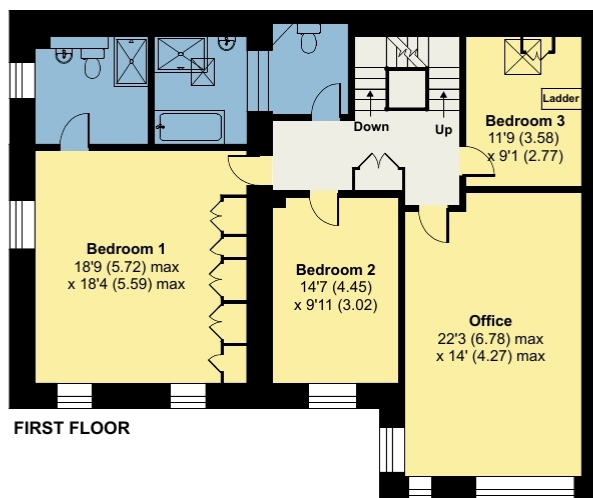
Limited Use Area(s) = 308 sq ft / 28.6 sq m

Total = 3505 sq ft / 325.6 sq m

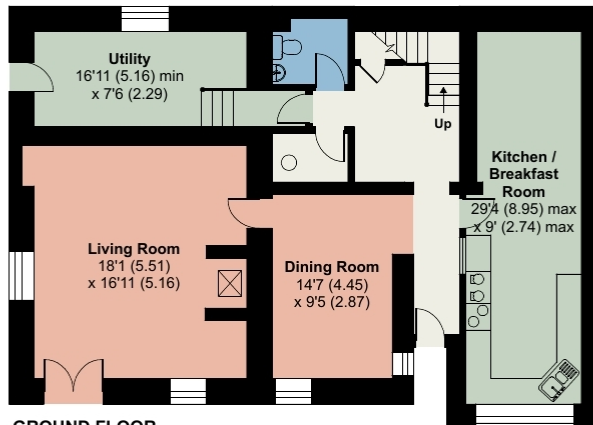
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 871494

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