

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Kirkby Lonsdale

£475,000

The Barn , Back Lane, Kirkby Lonsdale, Carnforth, LA6 2AP

Tucked away in a peaceful courtyard setting this most appealing stone built home is a former barn converted in 1982 and not offered on the market since. The three bedroom accommodation is well complimented by well proportioned living room and generous dining kitchen with an attractive day room/office/studio that enjoys French doors to the patio. A lovely home with further potential benefitting from a garage with mezzanine storage above.

Quick Overview

Three Bedroom Barn Conversion

Open Plan Kitchen/Dining Room

Attached Garage

Close to all Local Amenities

A short walk into the centre of Kirkby Lonsdale

Stunning Views to the Rear

Relaxing Sun Room

Easy Maintenance Patio Garden

Ready To Move Into

No Chain



3



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1



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Property Reference: KL3363



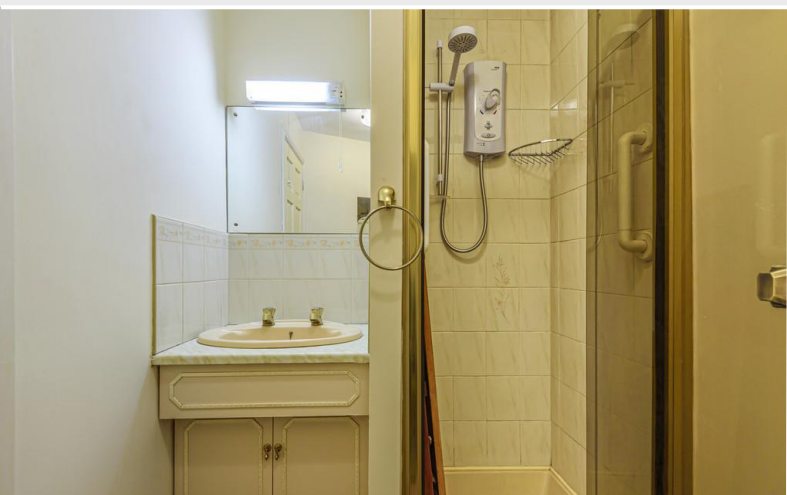
Kitchen/Dining Room



Kitchen/Dining Room



Sun Room



Shower Room

Property Overview

Enter this cosy quintessential barn conversion through the canopy entrance, immediately right you enter the light and spacious living room, with a feature decorative fire with ornate fire surround and chimney breast acting as a focal point to the room, whilst a double glazed window looks out onto the patio to the front. Opposite, is the dining kitchen with a range of wall and base units, with complimentary worksurfaces. Integrated appliances include; electric hob with extractor over, fan assisted oven and grill and dishwasher. The stainless steel sink unit sits beneath a window overlooking the famous Ruskin's View and rolling countryside beyond. This large open room has space for dining table and chairs and has plenty of storage cupboards.

The downstairs of this lovely home also benefits from a sun room, accessed from the kitchen and having French doors that lead to the patio. There is a handy downstairs shower room with three piece suite comprising of a low level W.C., wash hand basin with vanity unit beneath, with tiled splashback, and a shower unit with 'Mira' shower. A hardwood door leads to the attached garage, an excellent storage space with mezzanine level, or, subject to planning consents an excellent studio, additional living room, the choice is yours!

To the first floor you will find the three bedrooms and family bathroom. Two of the bedrooms are good doubles with windows to the front aspect, and the main bedroom having built in wardrobes and drawers. The single bedroom also has a window to the front. The family bathroom is a three piece suite comprising a panelled bath, low level WC and pedestal wash hand basin.

Outside

The Barn is situated in a small courtyard with the property having right of way access and benefits from a small patio to the front of the property, with enough space for a small bistro dining set, a perfect place to sit and have morning coffee or a glass of something in the evening.



Kitchen/Dining Room



Views from the kitchen



Views from the kitchen



Living Room



Living Room



Living Room

Location

From the Hackney & Leigh office, walk down Jingling Lane and turn left. Walk up Back Lane and the entrance to the courtyard area is immediately passed Ruskin Drive on the right.

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 its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for John Ruskin View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

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 [///looks.proudest.united](https://www.what3words.com/looks.proudest.united)

Accommodation (with approximate dimensions)

Living Room 15' 6" x 13' 2" (4.72m x 4.01m)

Kitchen/Dining Room 19' 0" x 9' 11" (5.79m x 3.02m)

Bedroom One 13' 2" x 12' 3" (4.01m x 3.73m)

Bedroom Two 13' 2" x 9' 11" (4.01m x 3.02m)

Bedroom Three 13' 2" x 6' 11" (4.01m x 2.11m)

Garage 14' 1" x 10' 1" (4.29m x 3.07m)

Property Information

Services: Mains gas, water, drainage and electricity. Gas Central Heating.

Council Tax: Band D - South Lakeland District Council

Tenure: Freehold. Vacant possession upon completion.

Viewings: Strictly by appointment with Hackney & Leigh Kirkby Office.

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



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Request a Viewing Online or Call 015242 72111

Meet the Team

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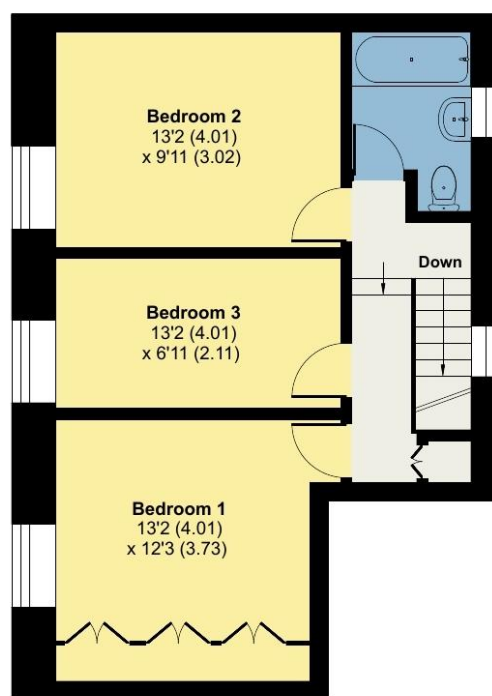
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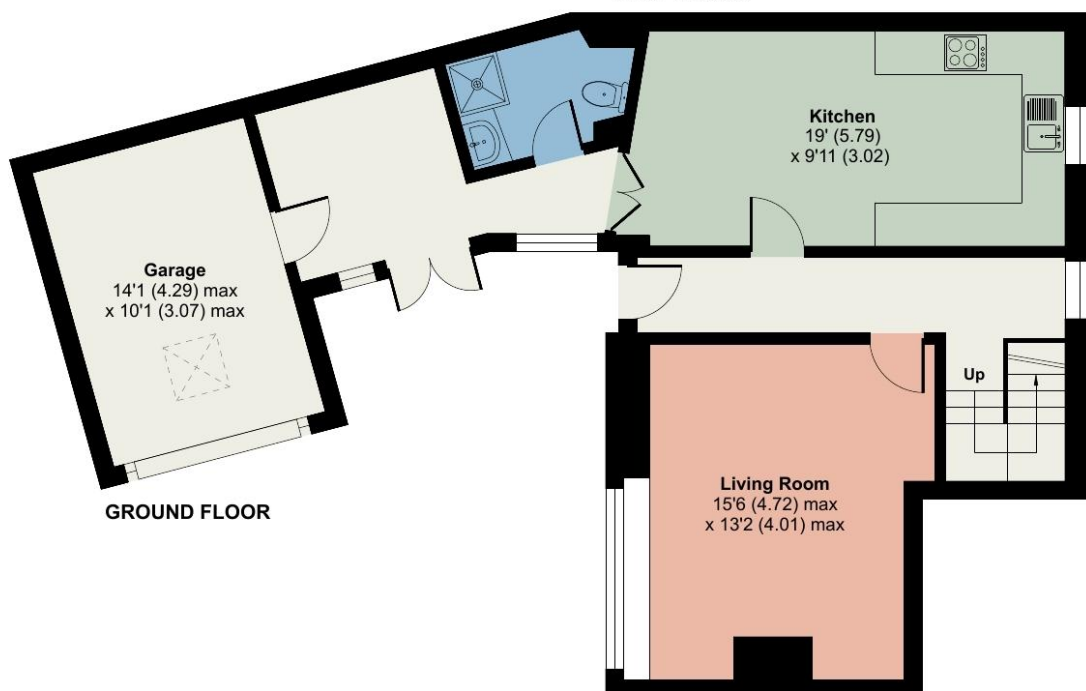
Back Lane, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1303 sq ft / 121 sq m (includes garage)

For identification only - Not to scale



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: 904326

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