



Kirkby Lonsdale

£440,000

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

A seldom find within Kirkby Lonsdale, this home is offered with a parking space included.

Being 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. Having recently been expertly upgraded with the addition of a new roof and new windows, 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 to extend the living accommodation into the garage/workshop subject to the usual consents.

Quick Overview

- Three Bedroom Barn Conversion
- Parking Space Included
- Open Plan Kitchen/Dining Room
- Attached Garage/Workshop with Conversion Opportunity
- 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
- No Chain



3



2



1



D



Superfast
Broadband*

Property Reference: KL3363



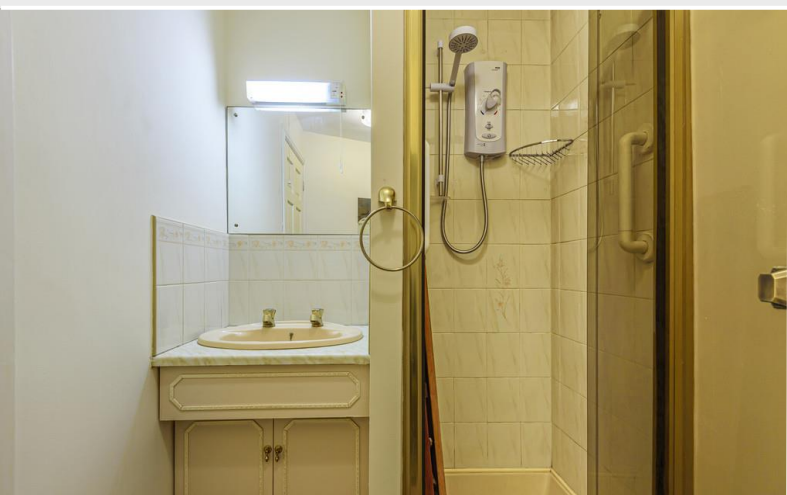
Kitchen/Dining Room



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 well proportioned living room, with a feature stone fireplace and chimney breast acting as a focal point to the room, whilst a double glazed window looks out onto the patio garden to the front. Opposite, is the generous 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.

There is internal access to the stone built outbuilding which could be easily converted into further accommodation, subject to consents.

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

Outbuilding/Workshop 14' 1" x 10' 1" (4.29m x 3.07m)

A hardwood door leads to the attached garage, an excellent storage space with mezzanine level, or, subject to planning consents an excellent studio or additional living room, the choice is yours!

Parking

A seldom find within Kirkby Lonsdale, this home is offered with a parking space included.



Kitchen/Dining Room



Living Room



Entrance Hall



Landing



Entrance Hall



Views

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

What3words ///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)

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.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015242 72111** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-

Back Lane, Kirkby Lonsdale, Carnforth, LA6

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

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄chem 2022. Produced for Hackney & Leigh. REF: 904326

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 21/11/2023.

Request a Viewing Online or Call 015242 72111