



High Barn



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Seathwaite Lane, Ambleside, Cumbria, LA22 9ES

A superbly located and stylishly improved Lakeland family home, High barn enjoys a jaw-dropping 360 degree view over open fields to an extensive range of fells which encompass everything from Wansfell through the Coniston range to Loughrigg and on to the Langdales.

With 18th Century origins, the original barn has been beautifully converted and substantially extended to provide extensive and adaptable modern living accommodation now offering 4 or 5 bedrooms, 3 bathrooms and 2 or 3 excellent reception rooms.

Quietly placed just over half a mile from Ambleside town centre, this detached property sits peacefully within just under an acre of gardens.

Quick Overview

5 Bedroomed, 3 bathroomed detached house

Breathtaking panoramic views

2 Excellent reception rooms and a fitted kitchen

A stunning setting with superb views in every elevation

Magnificent array of walks accessible from the doorstep

Adaptable layout to suit a variety needs

Converted 18th Century barn conversion with tasteful modern extensions

Excellent parking, gardens and grounds

Superb holiday let, weekend retreat or family home

Superfast (46 Mbps) Broadband available*





Location

The idyllic situation of High Barn cannot be too strongly emphasised. Set in a beautiful secluded position with panoramic views yet this unique home is only a few minutes from central Ambleside. From Rydal Road where the Little Bridge House is located, turn right at the mini roundabout signposted Kirkstone and known as The Struggle.

Follow this road up for about 1/3 mile until you are in open countryside. Turn right into Seathwaite Lane. Continue along the lane as far as it goes, into a single lane, where High Barn can be found as the last property before reaching more open ground. There is plenty of car parking provision within the grounds.

Welcome

This delightful and quite unique property was centred around a traditional stone-built Lakeland barn, (which still carries the date stamp of 1765) when it was originally converted to residential use in the early 1950's although the recently completed extensions and improvements have created an entirely new feel to this bright and sumptuous home. The spacious and adaptable 21st Century living accommodation can be enjoyed in a variety of ways to suit your individual requirements, whether that is as a stunning family home with space for all, a peaceful and welcoming weekend retreat or an incomparable holiday let.

Tasteful throughout, the accommodation is flooded with light throughout and may be entered via a sunny hallway which welcomes you through to a stunning, bright and well proportioned living room straight ahead of you, blessed with a gable wall of superb full height, full length windows and doors looking west over the valley to the gorgeous Lakeland fells beyond. Double doors at the rear of this room open through to a further entertainment area or games room, making this combination the perfect spot for gatherings with family and friends. This rear portion of this wonderful semi-open plan room also has an en-suite shower, meaning that this could alternatively be utilised an en-suite bedroom if desired, making five in total.





Beautifully Presented

The dual aspect sun or sitting room on your right as you first entered the hallway also offers a dual purpose, with the option of also being enjoyed as a double bedroom, as it is now, conveniently served by a very stylish shower room just across the hallway. The splendid utility room is attractively fitted whilst the door to the garden here makes this a splendid room for drying off damp dogs, not to mention wet walking gear.

There is a separate and highly prized dedicated home office, perfect for those fortunate enough to be able to live and work in such wonderful surroundings.

The beautifully presented accommodation then flows through from the living room into the original former barn portion of the home, where the luxurious fitted breakfast kitchen is located, which is a real delight in itself.

This in turn leads to the adjoining dining hall, which could simply be your main point of entry to the property if you prefer, with a further bright dual aspect sitting room beyond which has doors opening out onto the adjoining patio.

There are three further bedrooms to the first floor off the sunny landing, the largest bedroom also enjoying a private balcony, but all with sensational views, and a luxurious house bathroom with yet more super views (the window here is blessed with one way glass).

Accommodation

Specifications

Bedroom 5/ Sun Room
14' 7" x 11' 6"
(4.47m max x 3.51m max)

Open Plan Living Room
24' 8" x 14' 11"
(7.54m max x 4.55m max)

Bedroom 4/ Games Room
15' 7" x 14' 7"
(4.75m max x 4.47m max)

Entrance Hall Spacious and welcoming, this bright space truly sets the scene for the rest of this lovely home.

Bedroom 5/ Sun Room bright and airy, enjoying a dual aspect with patio doors leading directly to the garden area.

Shower Room With stylish tiled walls and floor, and having a three piece suite comprising a rainfall shower set within a cubicle, a wash hand basin set above a vanity style unit, and a WC.

Utility With an external door to the garden, tiled floor, and having a shaped stainless steel sink and drainer with mixer tap, plumbing for an automatic washing machine and dryer, and an integrated Kenwood freezer.

Open Plan Living Room Wonderfully light and spacious thanks to its dual aspect and with bi fold doors between the dining area and the patio, having space to relax as well as to dine, there is a Contura wood burning stove making this a perfect space for entertaining friends and family. Also with an integrated storage cupboard with light and power.

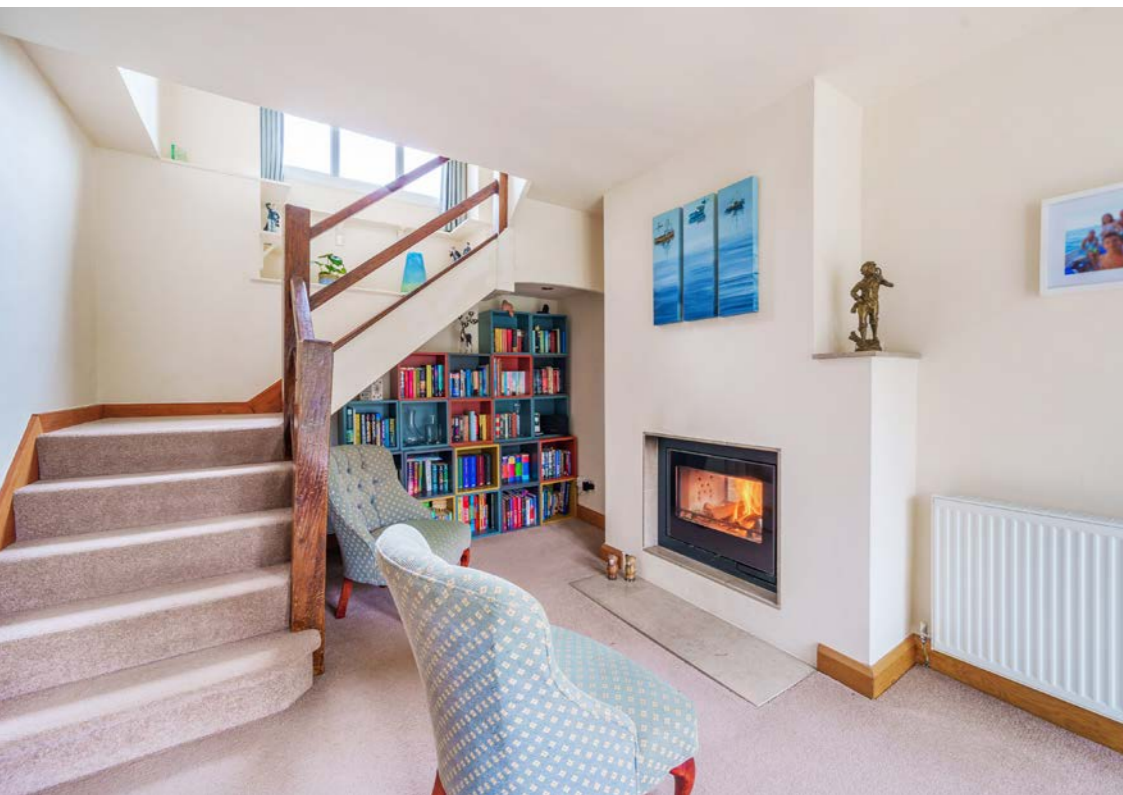
Double doors lead to:

Bedroom 4/ Games Room Currently being enjoyed as a family games room, this could also be utilised as an additional bedroom, enjoying views to the garden.

En Suite for Bedroom 4 Contemporary three piece shower room comprising a shower within a cubicle, a pedestal wash hand basin with LED mirror above, and a WC.

Home Office The perfect dedicated space for those who may work from home.





Wine & Dine

Specifications

Breakfast Kitchen
16' 9" x 10' 0"
(5.11m x 3.07m max)

Dining Hall/Snug
18' 9" x 10' 0"
(5.72 max m x 3.05m max)

Sitting Room
18' 2" x 14' 2"
(5.56m into bay x 4.32m max)

Breakfast Kitchen The kitchen area includes stylish contemporary wall and base units featuring soft close doors and drawers also incorporating a glass fronted display unit, with complementary solid oak work surfaces, and having an integrated sink and drainer with mixer tap, a Bosch four ring ceramic hob with extractor hood over and Beko dishwasher. An integrated breakfast bar provides additional seating and discreet storage.

Dining Hall/Snug With glazed external door, this room offers flexibility in use, benefitting from a beautiful double sided Scan stove creating a link with the sitting room next door. An open timber staircase leads to first floor. This room could provide your main entrance to the home should you wish.

Sitting Room Bright and airy thanks to its dual aspect and large windows, with glazed patio doors to the covered terrace area, making the most of the garden and fell views.



First Floor Bedrooms

Specifications

Bedroom 1

17' 5" x 12' 11"
(5.33m x 3.96m into bay)

Private Balcony

7' 10" x 4' 9" (2.39m x 1.47m)

Bedroom 2

12' 2" x 10' 5" (3.73m x 3.20m)

Bedroom 3

10' 5" x 7' 4" (3.20m x 2.26m)

Landing With loft access point, and an integrated airing cupboard.

Bedroom 1 A fabulous room enjoying its own private decked balcony with stunning views of both garden and fells.

Private Balcony Decked private seating area with stunning views.

Bedroom 2 Another lovely light and bright double room with fell views.

Bathroom A stylish and contemporary bathroom having tiled walls and floor, with four piece suite comprising a bath with central mixer tap, a walk in rainfall shower, hand basin with mixer tap set above a vanity style drawer unit, and a WC.





Outside

Splendid gardens of just under an acre surround the house with formal lawns and a patio area to take in the fabulous views. There is a summer house, large storage unit hidden by a fine log store, and garden shed, excellent parking for several vehicles plus surrounding natural grounds with trees, a real haven for wildlife.

There is ample parking provision for a number of vehicles on the newly gravelled private drive, and space to erect a garage should you so wish (subject to any necessary consents being obtained).

There is barely a room in the house which does not enjoy a superb view. The panorama, which of course can also be enjoyed from the garden, stretches from Wansfell Pike in the east, right around looking west over the distinctive Ambleside Parish Church spire to Coniston Old Man, Wetherlam, Great Crag and Todd Crag in the west and continuing north towards Bowfell and the Langdale Pikes. You can step from the door and amble down into central Ambleside, or hike many of the high fells which flank this beautiful village without the need of the car. A simply superb setting for a sensational property. You really should not miss out on High Barn, come and see for yourself.



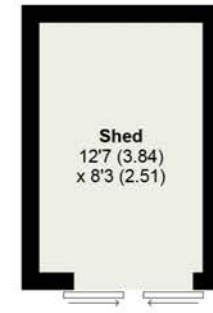
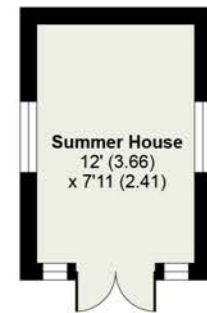
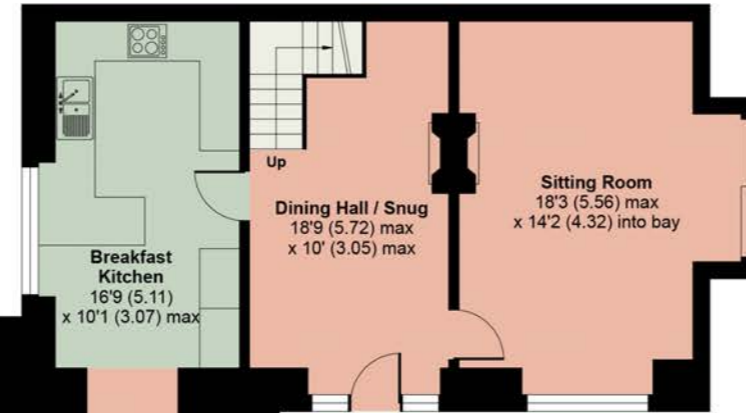
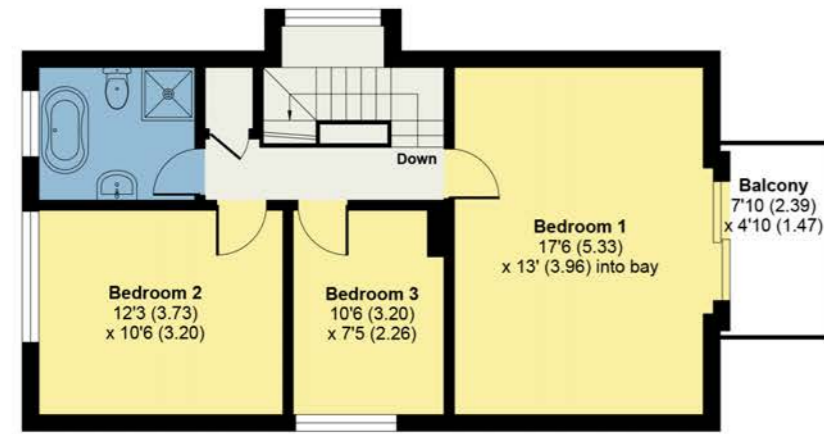
High Barn, Seathwaite Lane, Ambleside, LA22

Approximate Area = 2422 sq ft / 225 sq m

Outbuildings = 199 sq ft / 18.4 sq m

Total = 2621 sq ft / 243.4 sq m

For identification only - Not to scale



Information

Services:

Mains water and electricity. Oil fired central heating and double glazing. Private drainage with recently installed Klargester Bio Disc Domestic sewage treatment plant.

*Broadband checked on <https://checker.ofcom.org/> 18th March, 2023 - not verified.

Council Tax:

Westmorland and Furness District Council - Band G

Tenure:

Freehold. Full access rights for the road access, owned by the adjoining farmer.

Energy Performance Certificate:

Available on our website and also at any of our offices.

What3Words:

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Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 961350

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Ambleside office:

Call us on 015394 32800

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