



## Lupton

£495,000

Moss Side, Lupton, Carnforth, LA6 1PF

Moss Side is a charming early 18th Century former farmhouse which was significantly extended in the early 19th Century and brought into the 21st Century with modern fixtures and fittings, whilst still retaining many exquisite period details. In more recent years the property has been much upgraded and improved to create a spacious and versatile family home of substantial proportions which is appointed to an excellent standard throughout.

The accommodation is spread across four floors with three reception rooms, a superb modern kitchen/breakfast room and guest cloakroom on the ground floor. The first floor comprises of four double bedrooms, one with en-suite bathroom, family bathroom and utility room. The second floor comprises spectacular master bedroom complete with modern shower en-suite. A useable, large, dry basement is present for additional storage. The property benefits from a large garden and off road parking, with mostly laid to lawn, with uninterrupted countryside views which are breath taking.



5



4



3



TBC



Superfast  
Broadband



Off Road  
parking

### Quick Overview

Charming Period Family Home

Five Double Bedrooms and Three Bathrooms

Three Elegant Reception Rooms

Substantial Plot With Large Garden

Breathtaking Countryside Views

Off Road Parking

Convenient Location to the M6

A Substantial Property of Approximately 3320  
Square Feet

Many Period Features

Ultrafast 1000 Mbps Broadband Available

Property Reference: KL3420



## Property Overview

Sitting on the edge of the pretty hamlet of Lupton this splendidly upgraded and re-designed five bedrooomed home enjoys absolutely superb views to the front aspect and is conveniently placed for accessing the market town of Kirkby Lonsdale, M6 Motorway and the Lake district.

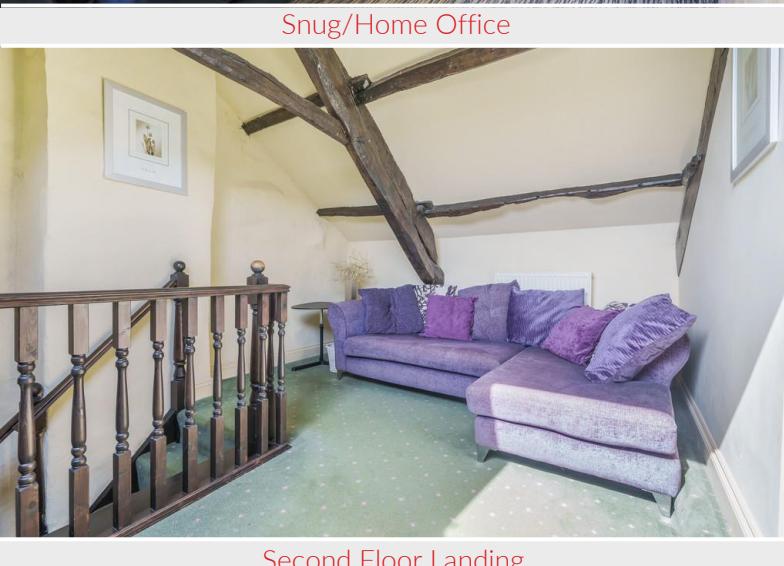


This delightfully extended and improved house has created a bright and sumptuous home. The spacious and adaptable 21st Century living accommodation can be enjoyed in a variety of ways to suit your individual requirements, whether that is as a stunning family home with space for all or a peaceful and welcoming weekend retreat.



Snug/Home Office

Tasteful throughout, the accommodation is flooded with light, entered into a large hallway which provides staircase access to the first floor and access to the useful cellar, this then welcomes you through to the excellent breakfast kitchen with its original features. Fitted with a range of attractive wall, base and drawer units with complementary working surfaces and an inset bowl and half sink with drainer and coordinating part tiled walls. With a Richmond oven and hob, space for American style fridge/freezer. Additionally a contemporary island breakfast bar provides not only extra seating, but further storage for kitchen paraphernalia. Double French doors lead into the living room which showcases large windows to the front aspect with impressive countryside views. Beyond the kitchen lies a rear entrance porch with that all important downstairs cloakroom with W.C.



Second Floor Landing

The ground floor also has a formal dining room with a splendid high ceiling, original fireplace and hardwood flooring, being the perfect room for hosting dinner parties. There is a separate second living room which could be used as a study or snug with a fireplace and window the rear aspect.

The first floor landing is split level with a short flight of steps leading to three double bedrooms, all with a front aspect that overlooks the garden and the stunning far-reaching countryside views and bedroom three and four having building in wardrobe and cupboard space. Back onto the landing which leads to bedroom two, a good double bedroom with fitted wardrobes with wardrobe doors leads into an ensuite. A three-piece suite comprises; a panel bath with separate hand held shower, WC and hand wash basin.

The luxury house bathroom comprises a four piece suite with a free standing bath, walk in shower with waterfall shower over and separate hand held shower attachment, vanity sink and W.C. A door at the rear of the bathroom leads to the utility with base units with worktop and sink with drainer. Having space for washing machine, dryer and other cleaning essentials.

Ascend to the second floor landing, this space is great for an additional living space or study with space for a sofa to simply sit, relax and read your favourite novels. The latch door leads to the master suite passing a dressing area with built in wardrobes and a luxury modern ensuite shower room that comprises a walk



Breakfast Kitchen



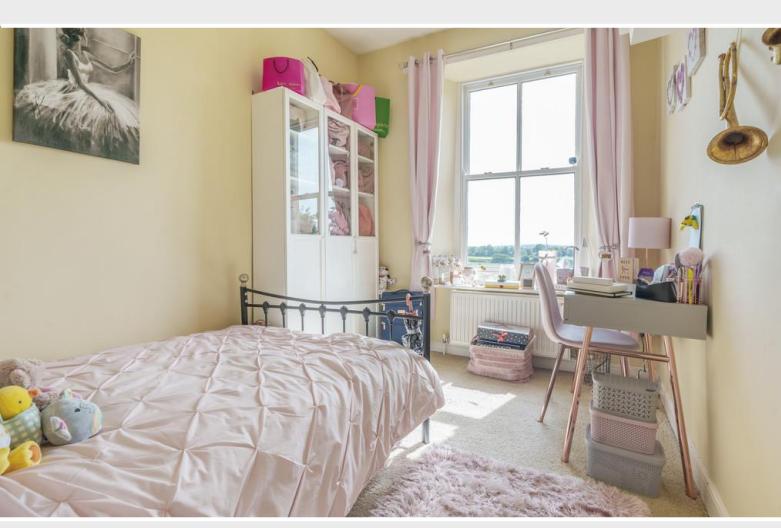
Living Room



Bedroom Two



Bedroom Three



Bedroom Five

in shower, sink, W.C and heated towel rail. The bedroom itself is filled with light from the Velux windows and a separate window to the side aspect, also being steeped in character with the vaulted ceiling having beams run across the ceiling adding to the charm of this lovely home.

**Location** A beautiful rural setting with open countryside views. Moss Side is within a few minutes drive to the M6 motorway providing easy access to Southern and Northern parts, as well as local towns such as Kirkby Lonsdale and Kendal and only 20 Miles to the ever so popular Lakes District National Park.

There is a choice of primary schools within the surrounding villages and some excellent schools within easy reach, one of which is the highly regarded Queen Elizabeth Secondary School located in Kirkby Lonsdale.

#### Outside

A lovely garden backing onto open fields with plenty of space in which to sit and relax whilst taking in the glorious countryside views. With lawn, established borders, and a patio area ideal for enjoying a morning coffee, or perhaps a glass of something cool at the end of the day. a path leads to a hidden gem at the bottom of the garden, the stone and slate outhouse could be an ideal summer house. There is an additional storage shed to the side of the house which leads to the rear garden and driveway that provides off road parking for several cars.

#### Services

Mains water and electric, oil fired central heating, private septic tank drainage. B4RN Broadband

#### Council Tax

Westmorland and Furness Council - Band E

#### Tenure

Freehold. Vacant possession upon completion.

#### Energy Performance Certificate

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

#### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

#### Anti-Money Laundering Regulations (AML)

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Bedroom One



Family Bathroom



Garden



Countryside Views

Request a Viewing Online or Call 015242 72111

## Meet the Team

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# Cow Brow, Lupton, Carnforth, LA6



Approximate Area = 3266 sq ft / 303.4 sq m

Limited Use Area(s) = 54 sq ft / 5.0 sq m

Total = 3320 sq ft / 308.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2023.  
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