





Kitchen/Living/Dining Room



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Harren House

£700,000

Harren House
Woodman Lane
Cowan Bridge
Carnforth
LA6 2HT

Harren House is not only a rare opportunity but a real hidden gem with great potential for those looking to apply their own stamp to a family home. Situated at the end of a private drive, with large gardens and grounds extending to 1.5 Acres, yet within walking distance to the village of Cowan Bridge and a short drive to the popular market town of Kirkby Lonsdale. Kirkby Lonsdale has good local schools including the highly regarded secondary school, QES and St Marys primary school.

This barn conversion has been transformed into a loving home and has recently undergone an extension to add a stunning open plan kitchen, dining and living area that really has the wow factor! Harren House boasts charming features from the original barn including exposed stone walls, wooden trusses and reclaimed floors. In addition to the new open plan kitchen/living/dining room the accommodation includes an excellent separate living room, utility and two double bedrooms to the ground floor.

The first-floor gallery landing provides access to a family shower room and a further three double bedrooms, the master suite boasts countryside views and useful ensuite bathroom. Outside, the grounds extend to approximately 1.5 acres, with a double garage along with large private wrap around gardens. Ideal for those looking to partake in the good life or just ample space for children to safely play.

Property Overview

On approach to this wonderful home, take the quiet, country lane to the private entrance over the cattle grid to the open driveway, providing ample parking and a turning area for several cars. Enter through the fully glazed front door into the spacious entrance hall, setting the tone for the welcoming atmosphere throughout.

The entrance hall provides plenty of room for storing coats and muddy shoes, with access to that all important downstairs cloakroom with vanity sink unit and W.C., as well as stairs leading to the gallery landing on the first floor. The two ground floor bedrooms are generous doubles, benefitting from fitted wardrobes.

To the rear of the property is the magnificent living room, with fabulous high, vaulted ceiling, traditional beams and exposed trusses with fully exposed stone wall to the left and cosy multi-fuel stove. This room enhances the magical feel of this home, and makes it easy to imagine a cosy night in on a cool winters evening. An external door leads to the garden, with a pergola sheltering the patio, perfect for entertaining friends and family throughout the year with seating, built around the fantastic pizza oven, perfect for al fresco dining.



Living Room



Living Room



Living Room



Bedroom Five



Family Shower Room



Bedroom Four

In recent years, Harren House has undergone an extensive and sympathetic program of refurbishment, with all the comforts of 21st Century living, complementing the charm and character of the original farmhouse. The open plan living/kitchen/dining room really brings the wow factor, being the central hub to this family home with space for all the family to live, work and play. The stylish kitchen, designed by Wren Kitchens, holds everything one needs, including matte black soft close base units with granite effect complementary worktop and central island with a

breakfast bar. Integrated appliances include BOSCH double oven with five ring induction hob and extractor over, wine cooler, Neff dishwasher, and space for an American style fridge-freezer.

This fabulous area extends into a dining space, with Velux windows and bi-folding doors, making the space really bright and easy to imagine opening up in the summer to the spectacular gardens, to complete the picture is underfloor heating, a desirable addition to this country-style home. Steps up from the kitchen take you

to the simply splendid open-plan snug with exposed beams, and a selection of dual aspect windows that flood the room with light. Tucked away from the main kitchen area is a useful utility room with plenty of cupboards, a work top with inset single drainer, stainless steel sink and space for a washing machine/drier.

Ascend to the first floor where you will find three double bedrooms and family shower room.



Bedroom One

The master suite enjoys spectacular views of Ingleborough and the rolling countryside, benefitting from integrated wardrobes and beautiful vaulted ceiling. The contemporary four-piece en suite includes corner shower, panelled bath, vanity sink and W.C. Bedroom two is a teenagers dream with space for a double bed and mezzanine level for a chill out zone to escape the chaos of day to day family life, while the window to the rear also provides envious countryside views. Bedroom three enjoys space for a double bed, built in wardrobes and a front aspect window. The family bathroom has

been tastefully decorated and comprises a walk in shower, vanity sink and W.C. with complementary tiled walls.

Location

Harren House is located in the small village of Cowan Bridge, the property itself sits away from the main road and is surrounded by idyllic countryside. Cowan Bridge has a convenient village shop with its own tea room and is just 3 miles from the popular market town of Kirkby Lonsdale.



Bedroom Two



Bedroom Three

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 popular Lakes District National Park.

To find Harren House from Kirkby Lonsdale take the A65 towards Ingleton; on entering Cowan Bridge turn right opposite the village shop and Harren House can be found on the left after a few hundred yards.

Accommodation (with approximate dimensions)

Ground Floor

Kitchen 16' 0" x 16' (4.88m x 4.88m)

Dining Room 20' 7" x 11' 7" (6.27m x 3.53m)

Snug 15' 8" x 12' 4" (4.78m x 3.76m)

Utility 11' 7" x 7' 3" (3.53m x 2.21m)

Living Room 27' 0" x 17' 10" (8.23m x 5.44m)

Bedroom Five 10' 10" x 10' 6" (3.3m x 3.2m)

Bedroom Four 12' 8" x 10' 6" (3.86m x 3.2m)

First Floor

Bedroom One 16' 0" x 11' 6" (4.88m x 3.51m)

Bedroom Two 13' 3" x 10' 7" (4.04m x 3.23m)

Mezzanine 9' 4" x 5' 10" (2.84m x 1.78m)

Bedroom Three 13' 4" x 10' 7" (4.06m x 3.23m)

Property Information

Outside

The property is accessed via a cattle grid to a gravel parking and turning area with access to the double garage. The gardens and grounds extend to approximately 1.5 acres with plenty of space for all to enjoy from the keen Gardner to children playing.

The setting is picture perfect with simply stunning views as far as the eye can see and the owners have created the most delightful gardens that offer privacy and seclusion. Those keen gardeners will be excited by the poly tunnel with grapes vines, the orchard, potting



Gardens and Grounds



Al Fresco Seating Area



shed and abundance of flower beds, mature bushes, trees and small woodland area and are in themselves worthy of a visit alone. Young ones will be in awe of the brilliant tree house that has power and light as well as the larger than average lawn for playing.

Double Garage

With two 'up and over' doors, light and power. Leading to a large storage/workshop area to the rear with fitted workbenches, and a mezzanine level above providing extra storage.

Services

Mains water and electric, oil central heating, drainage by private septic tank.

Council Tax

Band G – Lancaster City Council

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.

What3Words: ///train.dote.ridiculed



Gardens and Grounds

Woodman Lane, Cowan Bridge, Carnforth, LA6

Approximate Area = 2910 sq ft / 270.3 sq m

Garage = 898 sq ft / 83.4 sq m

Total = 3808 sq ft / 353.7 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). © nrichem 2023. Produced for Hackney & Leigh. REF: 1002509