



Newton In Cartmel

£850,000

Oakbank Barn, Newton In Cartmel, Grange-Over-Sands, Cumbria, LA11 6JP

Superb, Detached, incredibly spacious (inside and out) Barn Conversion with charming character features throughout, benefitting from an excellent and versatile layout located within the Lake District National Park.

Comprising Entrance Porch with Boot Room and Cloaks off, Spacious Entrance Hall, Lounge, Dining Kitchen and Study on the Ground Floor. Games Room with Utility Room, 2 Bedrooms and Bathroom on the Lower Ground Floor and , Gallery Landing, 3 Double Bedrooms (1 En-Suite) and 5 piece Bathroom on the First Floor. Outside: Double Garage, 2 Garden Stores, ample Parking and manageable Gardens. Local Occupancy Restriction applies. Viewing is highly recommended.

Quick Overview

- Detached - 6 Double Bedrooms
- 2 Reception Rooms - 3 Bath/Shower Rooms
- Edge of Village location within the LDNPA
- Views towards open fields
- Charming, exposed features
- Generous outdoor space with many walks on the doorstep
- Local Occupancy Restriction Applies
- Convenient for the A590
- Ample Parking, Double Garage, Wood Shed & Store
- Superfast Broadband speed 49mbps available*



6



3



2



D



49 Mbps



Double Garage & Ample Parking

Property Reference: G2860



Entrance Hall



Cloak Room



Kitchen Area



Dining Area

Description Oakbank barn is impressive. This imposing and attractive stone barn conversion is warm, comforting and inviting. These are the three words that immediately spring to mind upon walking inside this fabulous property with bags and bags of space! Set within the Lake District National Park this beautifully converted barn is arranged over 3 floors and packed full of wonderful original features. There are deep set windows with display sills, an abundance of exposed, ancient wall and ceiling beams, exposed stone and echos of its past roots around every corner. As a further bonus, almost every window in the property has a charming countryside view too!

The versatile layout is superb for a larger family or those with a dependant relative perhaps as the Lower Ground Floor could become a very spacious, self contained Annexe or an impressive entertaining space, excellent Guest Suite, Man Cave, Large Office, Music Room or perhaps enviable teenage space - literally, endless possibilities! Any of these options would still leave you with a very spacious 4 Bedroom home with a Study! Sympathetically converted in 1996 and owned by the current vendors from new? The vendor has reluctantly decided that the time is now right for him to downsize.

The glazed front door opens into the spacious Entrance Porch which makes a lovely, light entrance with the high ceiling, exposed stonework around the original opening to the building and glazed door into the Hallway. A door to the left leads (with lovely internal window over) into the useful Boot Room which is excellent for muddy boots or wet dogs, plus access to the beamed loft storage space. There is also access to the handy Cloak Room and an external side door. The main Entrance Hall is very spacious and inviting with an abundance of exposed beams and stonework. A partially vaulted ceiling with two 'Velux' roof windows gives a bright and airy feel. Stairs lead up to the First Floor and down to the Lower Ground Floor.

The Dining Kitchen is very spacious indeed and enjoys a dual aspect towards open farm land and crags. The Kitchen is furnished with a range of 'Oak' style wall and base cabinets with 1½ bowl composite sink, peninsula bar, free-standing dishwasher and range cooker and integrated fridge freezer. The Dining Area is very generous and could also accommodate a small sofa perhaps. An excellent space for entertaining and for those summer evenings when it is easy for all to spill outside with direct access from the Kitchen onto the external decking. The full depth Lounge, on the other side of the Hallway is equally spacious with windows to all sides providing a triple aspect! A statement raised fireplace is centrally positioned and is home to the cosy log burner. A superb Family room which can accommodate many people, yet retains a warm and intimate feeling. The Study is useful and larger than the average home office and enjoys countryside views.

Stairs lead down to the Lower Ground Floor and magnificent Games Room. This room is 'L' shaped and easily houses the full sized snooker table currently in residence. Another portion of the room has space for lounge furniture and lends itself perfectly to a 'Snug' or Gaming Area or perhaps even a bar!!! There are two external doors, attractive beams and slate tiled floor. Bedrooms 5 and 6 are located on the Lower floor. They are both Double Rooms with exposed beams, deep set windows and quirky alcove recesses with beams over. (Bedroom 5 has two external doors). Between the two bedrooms is the Bathroom which has a 4 piece suite comprising bath, shower, wash basin and WC. There is also a well equipped Utility Room with white, shaker style wall and base cabinets and space for washing machine, tumbler drier and additional fridges and freezers if required. Wall mounted Keston LPG central heating boiler. It is easy to see how versatile this floor is and how excellent it is for so many different purposes.

Stairs from the Main Hallway on the Ground Floor lead to the spacious Gallery Landing with views down into the Hallway and further exposed wall and ceiling beams. Chunky, latch handle solid wood doors (as throughout the rest of the property) lead to the 4 Double Bedrooms and Bathroom. Bedroom 1 has a recessed, shelved cupboard, further high level storage and En-suite Shower Room having a 3 piece suite. All the other Bedrooms are Doubles, Bedroom 2 being especially spacious and all have charming exposed beams, high ceilings and enjoy their own individual countryside views. The Bathroom has a patterned, white, 5 piece suite comprising WC,



Dining Kitchen



Lounge



Lounge



Games Room



Bedroom 5



Bedroom 3

wash hand basin, large shower, bath and bidet. Airing cupboard housing the solar panelled hot water cylinder.

Externally there is a Detached, Double Garage with electronically operated roller doors, power, light, water and 2 electric car charging points. Adjoining are 2 useful Stores both with power and light. The well kept, 'wrap around' Garden is very well proportioned and quite low maintenance with large expanses of lawn. Mainly enclosed by a stone wall and with ample parking on the brick set driveway for a number of cars plus caravan/motor home. The outside space complements the inside perfectly. The main Garden area adjacent to the road is largely level with an idyllic stream meandering through the lower part. The side garden, again is low maintenance and well kept leading around to the rear where the large area of composite decking can be found. Views of open countryside are to be enjoyed from almost every part of these gardens.

Location Newton in Cartmel is a popular village within the Lake District National Park only 2-3 miles from the historic village of Cartmel and within easy reach of the A590, M6 Motorway and the attractions of the inner Lake District. The village itself has a Restaurant/Public House (Heft), Village Hall, Village Green and popular Antique Reclamation Centre with superb café. Walks can be enjoyed from the door step but it is just a short drive to Whitbarrow Scar or Hampsfell in Grange over Sands. Grange is the closest small town with amenities such as Medical Centre, Primary School, Post Office, Library, Cafés and Shops. The historic village of Cartmel is also a short drive away which is famous or its Priory, Gatehouse and their associated monastic architecture but in more recent times for the popular 'Cartmel Races', Annual Agricultural Show, Cartmel Sticky Toffee Pudding and the famed L'Enclume Restaurant.

To reach the property from the M6 at junction 36 follow the A590 in the direction of Kendal. Take the first left sign-posted Barrow and the first exit at the roundabout. Follow this road for approx 5.7 miles and take the second exit up Lindale Hill. At the top of the hill take the exit signposted Cartmel. At the 'T' junction turn right, go under the underpass and bear left. Oakbank Barn can be found shortly on the right hand side.

Accommodation (with approximate measurements)

- Entrance Porch 11' 8" x 5' 6" (3.56m x 1.68m)
- Boot Room
- Cloak Room
- Entrance Hall
- Dining Kitchen 27' 1" x 13' 5" (8.27m x 4.10m)
- Lounge 27' 3" x 13' 5" (8.31m x 4.11m)
- Study 13' 2" x 10' 0" (4.01m x 3.05m)
- Games Room 26' 10" max x 23' 2" max (8.18m max x 7.07m max)
- Utility Room 9' 8" max x 9' 0" max (2.95m max x 2.74m max)
- Bedroom 5 13' 6" x 10' 6" (4.11m x 3.2m)
- Bedroom 6 13' 4" x 10' 8" (4.06m x 3.25m)
- Bathroom
- Bedroom 1 13' 6" x 13' 5" (4.12m x 4.10m)
- En-Suite Shower Room
- Bedroom 2 14' 5" x 13' 5" (4.39m x 4.09m)
- Bedroom 3 13' 5" x 12' 5" (4.11m x 3.81m)
- Bedroom 4 11' 0" x 10' 0" (3.35m x 3.05m)
- Bathroom
- Double Garage 27' 11" x 20' 8" (8.51m x 6.3m)
- Store 1 13' 7" x 6' 8" (4.15m x 2.04m)
- Store 2

Services: Mains electricity and water (metered). LPG gas (tank located in the ground to the right of the Garage).

Septic tank drainage - Due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local



Games Room



Bedroom 1



Bedroom 2



Decking Area



firms who may be able to assist.

Solar panels - One set of solar panels provide electric and have a FIT Tariff, the second set of solar panels heat the water.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 18.12.23 not verified

Council Tax: Band F. Westmorland and Furness Council.

Local Occupancy Restriction: This property is subject to a 'Local Occupancy Clause' which states that:-

"The occupation of each of the dwelling houses hereby permitted shall be limited to the following description of persons:

- a) A person employed, about to be employed or last employed in the locality; or
- b) A person who has, for the period of three years immediately preceding his occupation, had his only or principal residence in the locality together with the dependants of such a person living with him or her or the widow or widower of such a person".

In this condition 'locality' shall mean the administrative County of Cumbria. The dwelling house shall be on the only or principal home of the occupant an 'only or principal home' is a dwelling occupied for more than half of every year.

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

What3words: <https://what3words.com/operating.witty.crumbles>

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

Meet the Team

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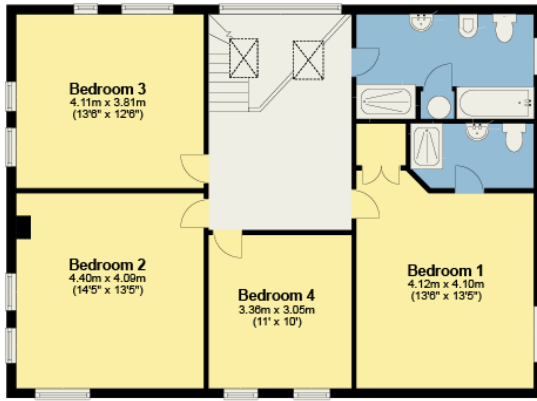
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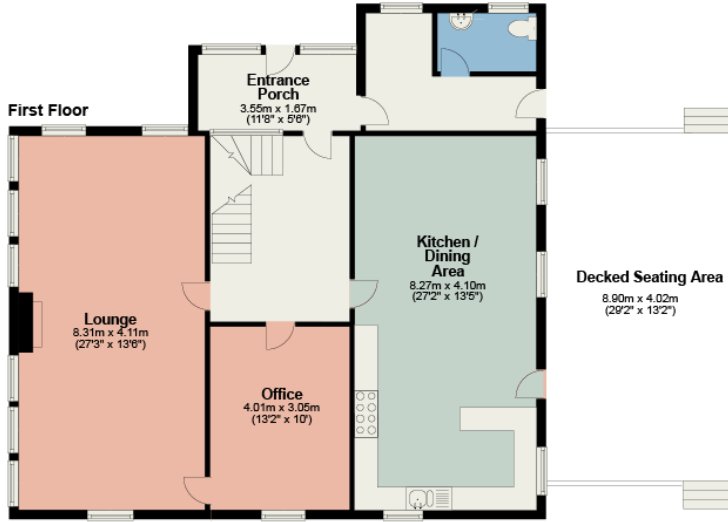
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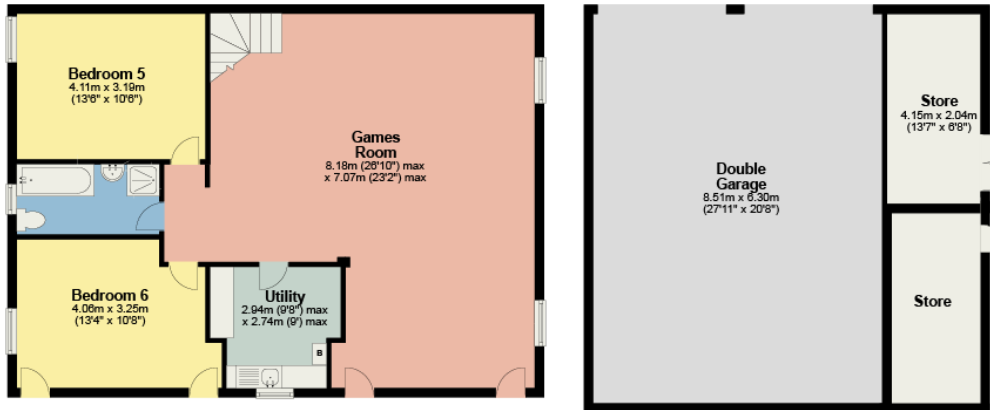
Second Floor



First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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