



Mansergh

£600,000

Smithy Barn , Rigmaden Court, Mansergh, Carnforth, LA6 2ET

Welcome to Smithy Barn, a wonderful barn conversion within the peaceful hamlet of Rigmaden Court, enjoying uninterrupted countryside views and comfortable living for all. Offering upside down living accommodation with four double bedrooms, one of which en suite, and family bathroom to the ground floor, whilst upstairs enjoys generous living space with a spacious yet cosy living room, dining area, study, country style kitchen and utility.

Completed with a large rear garden and parking, as well as a double garage and stunning views, Smithy Barn really does make an ideal family home for a range of buyers, holding a wealth of traditional features adding to the true character and charm of this home.

Quick Overview

Beautifully Presented Barn Conversion
 Four Bedrooms & Two Bathrooms
 Flexible Living Accommodation
 Wonderful Family Home
 Traditional Features Throughout
 Country Style Garden
 Stunning Views
 Off Road Parking & Double Garage
 Peaceful, Countryside Location
 Ultrafast Broadband Available



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3484



Kitchen/Breakfast Room



Sitting Room



Dining Hall



Office

Property Overview

Step through the door into the welcoming entrance hall, offering a grand entrance with large staircase leading to the first floor and access into the ground floor accommodation. Enjoying attractive flooring and steps up the main hallway, there is a handy cloakroom to the left and a large under stairs cupboard for storing essentials.

Follow the hallway to the left where you are firstly welcomed into the marvellous master suite; showcasing a wealth of features with traditional beams and lintels, this room boasts generous space for a double bed, with full length integrated wardrobes and windows to the side aspect. The en suite comprises a corner shower, pedestal sink, W.C. and heated ladder towel radiator with complementary tiles.

To the right of the hallway, you will find the further three bedrooms and family bathroom. Bedroom two and three are generous doubles, both enjoying integrated wardrobes and being light and bright, with bedroom two having a large front aspect window, and bedroom three enjoying views over the garden to the rear. Bedroom four is a single room to the front aspect with space for additional furniture.

The family bathroom is an attractive four piece suite, with modern fittings, comprising a bath, walk in shower, built in W.C. and vanity sink unit with heated ladder towel radiator and complementary part tiled walls and floor to finish.

Follow the stairs to the first floor, boasting a large rear aspect window over the garden, flooding the home with natural light and welcoming you into the dining hall with ample space for entertaining guests and a front aspect window with views to Barbon Fell and access into the first floor living accommodation.

Turning right, you are welcomed into the true hub of the home; the generous yet cosy sitting room, with a wealth of tradition features with beams and lintels and triple aspect windows, as well as a patio door opening into the garden. An attractive fire place and hearth sets the tone for a cosy evening, with a wood burner stove completing the picture.

Follow the landing along into the country style kitchen/breakfast room, also enjoying dual aspect windows to the front and rear with stunning countryside views, and space for a dining table. With tiled floor and beams, the kitchen itself comprises wall and base units with complementary work tops and a one and a half stainless steel sink with drainer. Siemens integrated appliances include a microwave, five ring induction hob with extractor over and dishwasher, as well as an integrated Electrolux oven and grill.

The first floor also offers a study, with stunning, uninterrupted views to Barbon Fell and patio doors opening



Kitchen/Breakfast Room



Sitting Room



Bedroom Three



Bedroom Three



Bedroom Four



Main Bathroom

onto a small balcony. This room acts as a great work from home space, or as a games room for families, great for entertaining guests.

Back into the hallway, you will find the utility; well fitted with wall and base units with complementary work top, stainless steel sink with drainer and space for an undercounter washing machine and drier. The utility also houses the boiler.

With access outside, a rear door opens onto the patio and welcomes you into the tranquil country garden, mostly being laid to lawn with planted trees and shrubs, enclosed for privacy with space for a summerhouse or garden shed and outdoor furniture, truly completing the picture for this ideal family home.

Location

A lovely property in the country estate of Rigmaden Park that forms part of the semi rural, picturesque hamlet of Mansergh, which has a thriving community hall that holds group meetings, classes and much more! With splendid views surrounding, Mansergh is a peaceful, countryside hamlet that is approximately 5 miles from the market town of Kirkby Lonsdale, which offers an array of local amenities including a supermarket, doctors surgery, dentist, bars, restaurants and more.

What3Words [///pokes.hedgehog.diary](http://pokes.hedgehog.diary)

Accommodation (with approximate dimensions)

Ground Floor

Bedroom One 19' 1" x 14' 7" (5.82m x 4.44m)

Bedroom Two 12' 6" x 9' 6" (3.81m x 2.9m)

Bedroom Three 12' 7" x 9' 4" (3.84m x 2.84m)

Bedroom Four 12' 1" x 6' 8" (3.68m x 2.03m)

Cloakroom 7' 10" x 6' 11" (2.39m x 2.11m)

First Floor

Sitting Room 19' 3" x 17' 6" (5.87m x 5.33m)

Dining Hall 12' 7" x 12' 6" (3.84m x 3.81m)

Study 14' 2" x 8' 11" (4.32m x 2.72m)

Kitchen/Breakfast Room 19' 7" x 10' 9" (5.97m x 3.28m)

Utility 13' 0" x 6' 11" (3.96m x 2.11m)

Property Information

Parking

Off road parking.

Garage

A double garage provides additional parking and storage with light and power.



Bedroom One



Bedroom One



Garden



Views



Garden

Garden

A beautiful, country style garden is found to the rear of the property; split into three tiers, with gravel and patio areas for outdoor seating. Whilst being mostly laid to lawn, the garden enjoys an array of trees and shrubs for ample privacy, adding to the peace and tranquillity this home has to offer.

Services

Mains electricity. LPG Central Heating. Shared private water and drainage.

Please note there is a monthly service charge payable. Please contact the office for further details.

Council Tax

Westmorland and Furness Council. Band G.

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.

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

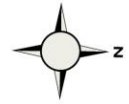


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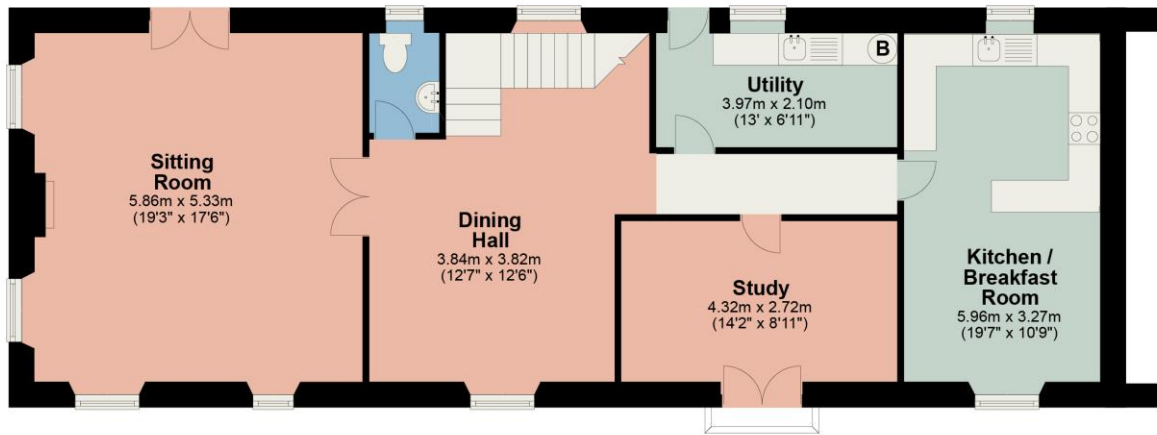


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First Floor



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. REF:KL3484

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