



 Manor Barn



Manor Barn

Wennington, LA2 8NN

Nestled within the appealing hamlet of Wennington, Manor Barn offers a wonderfully restored period property which showcases a magnificent blend of contemporary design with traditional features. Offering well-appointed living accommodation to the ground floor with living room, garden room and kitchen, along with four great sized bedrooms and two stylish bathrooms to the first floor.

Completing the picture is the beautiful patio and private mature garden, creating the ideal place for entertaining friends and family in the summer months. Manor Barn also enjoys an integrated garage and sweeping gravel drive offering ample off road parking to complete the picture.

Quick Overview

- Grade II Listed Barn Conversion
- Four Double Bedrooms & Two bathrooms
- Peaceful, Countryside Location
- Situated in the Attractive Hamlet of Wennington
- Close to Railway & Bus Services
- Filled with Character & Charm
- Beautifully Presented Throughout
- Well-Presented Gardens to the Front & Rear
- Off Road Parking & Double Garage
- B4RN Broadband Connected



Location

This very special home has so much to offer being located in the idyllic small village of Wennington on the edge of Lancashire and close to the borders of North Yorkshire and Cumbria. The spectacular and varied scenery of the Yorkshire Dales, Lake District, Forest of Bowland and Morecambe Bay, is all easily reached for great days out.

The village has a train station on the Leeds/Lancaster line. Lancaster, Wray, and the M6 are easily reached by car, with good local amenities close by in High Bentham. The popular market town of Kirkby Lonsdale is just 6 miles away and has a range of boutique shops, impressive selection of bars, restaurants and pubs.

The area has a fine selection of schools to choose from and lies within the catchment area of Lancaster Boys' and Girls' Grammar Schools. The highly sought after QES is located nearby in Kirkby Lonsdale, and independent Sedbergh School is not far away. With a vast array of walks on the doorstep of Manor Barn, this property has something for everyone!





Welcome

Welcome to Manor Barn, where period features and contemporary design blend effortlessly to create a stylish, comfortable home. With fine attention to detail, the property showcases an array of features including a magnificent oak staircase, oak cottage style doors and engineered oak flooring with under floor heating featured throughout to name a few.

Step through the door into the entrance hall; a light and airy space which welcomes you into the ground floor living accommodation with a handy under stairs cupboard for housing coats and shoes as well as a useful utility room.



Wine & Dine

The contemporary, country style kitchen which comprises a range of base, farm house style units, with a dresser, complementary quartz Carrera Gold worktops and a large central island unit with a breakfast bar, great when hosting friends and family to create an additional social space. Integrated appliances include a gas Aga range oven and hob, as well as a two ring induction hob and an integrated Miele dishwasher. Completed with a glazed door leading to the garden, this South West facing room is light and bright, ideal for family living with space for more seating as desired to sit and enjoy the garden views.

Specifications

Kitchen
20' 4" x 12' 11" (6.2m x 3.94m)

Garden Room
16' 7" x 9' 0" (5.05m x 2.74m)





Living Spaces

Specifications

Living Room
30' 0" x 21' 0" (9.14m x 6.4m)

Garden Room
16' 7" x 9' 0" (5.05m x 2.74m)

Utility
5' 9" x 5' 2" (1.75m x 1.57m)



You are welcomed into the generous living room; a beautifully presented space with engineered oak wood floor and feature fireplace with timber lintel and wood burning stove, ideal for cosying down on those cooler evenings. Patio doors fill the room with light, whilst a large door leads the way into the garden room.

Offering a great dining space, the garden room enjoys attractive stone floor and feature exposed stone wall with bi-folding doors leading to the garden, creating an effortless blend outside and ideal for hosting friends and family in the summer. To the side of the garden room is a vestibule with access to the garden and garage via a stable door.

Four Double Bedrooms

Follow the oak staircase to the first floor landing, with feature vaulted ceiling and leading to the four double bedrooms. Bedroom one is a beautifully presented master suite, with attractive vaulted ceiling and exposed purlins all creating a sense of luxury while two windows to the front aspect fill the bedroom with natural light. The stylish four piece en-suite comprises a corner shower, vanity hand wash basin, low level W.C. and bidet with complementary part tiled walls and floor to finish.

Specifications

Bedroom One

20' 11" x 11' 5" (6.38m x 3.48m)

Bedroom Two

15' 6" x 9' 1" (4.72m x 2.77m)

Bedroom Three

16' 4" x 9' 3" (4.98m x 2.82m)

Bedroom Four

9' 10" x 8' 6" (3m x 2.59m)

The further three bedrooms are all generous doubles, boasting engineered oak wood flooring throughout. Bedroom three features the attractive vaulted ceiling, exposed trusses and purlins with a handy linen cupboard for storing essentials, whilst bedroom four enjoys an integrated wardrobe and feature exposed beam. Finally, the family bathroom offers a four piece suite with walk in shower, bath, vanity sink unit and W.C., with complementary part tiled walls to finish.







Outside

To the front, a private gravelled drive offers with ample parking for several cars, with well established shrubs and trees and a patio area for seating, along with a well maintained laid lawn. The walled gardens to the rear of the property are private and sheltered with mature hedges, trees and raised beds. Completing the picture is the rear patio area, ideal for al fresco dining, BBQ and entertaining.

There is a substantial garage with light and power. Mezzanine storage, base and wall units. Housing an ATAG 320s boiler installed 6th November 2019.

Important Information

Services:

Mains gas, water and electricity. Private septic tank shared with 4 other properties all sharing responsibility for maintenance and associated costs. Underfloor heating throughout with Neo Heatmiser zoned heating control.

Energy Performance Certificate:

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

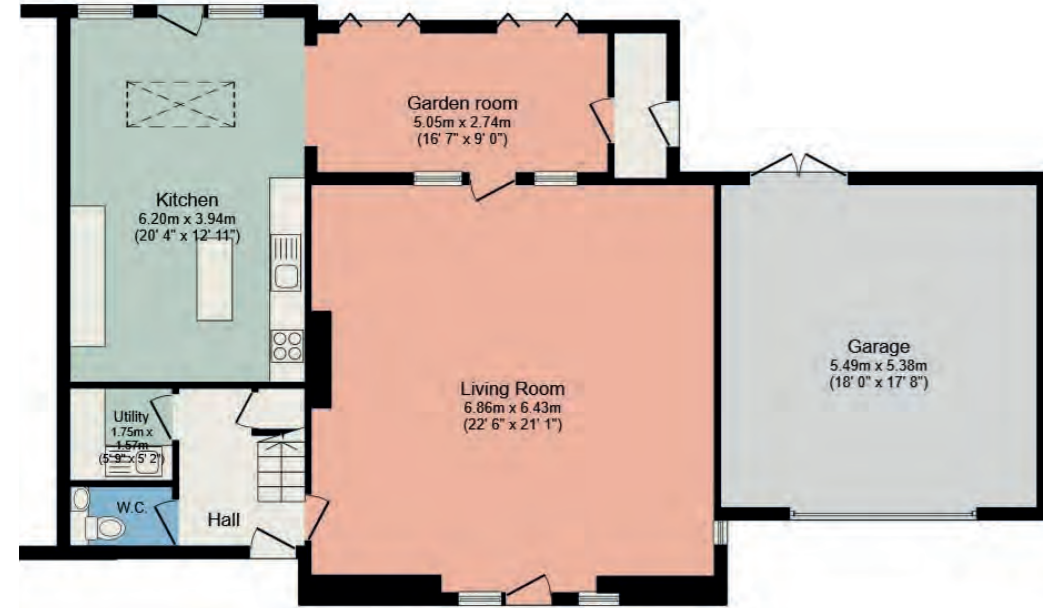
Tenure:

Freehold. Vacant possession upon completion.

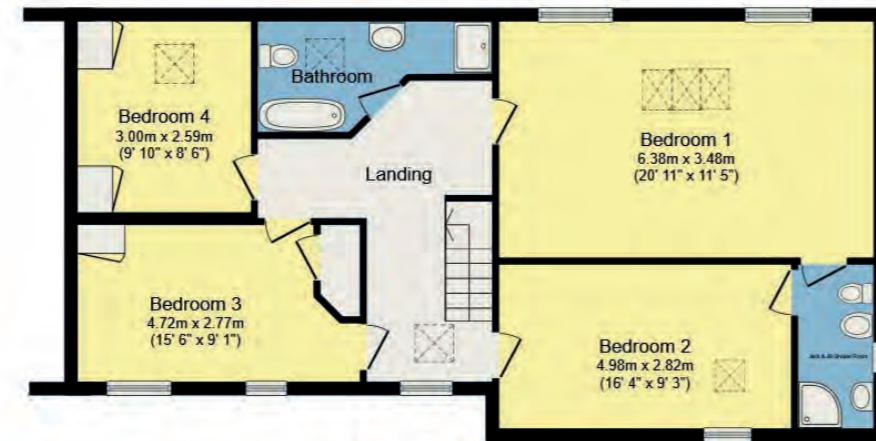
Council Tax Band :

Lancaster City Council. Band E





Ground Floor



First Floor

Total floor area 218.2 m² (2,349 sq.ft.) approx

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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& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kirkby Lonsdale office:

Call us on 015242 72111

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