



## Honey Pot Barn, Skelsmergh

£495,750



## Honeypot Barn

### Skelsmergh

A spacious semi-detached barn conversion over 3 levels, located to the north of Kendal and enjoying pleasant views over the surrounding countryside. The property has access to local amenities, to the Lake District National Park and the M6 Motorway.

The property has four double bedrooms: three on the second floor and one on the first floor (currently utilised as a snug, with bed settee). Opposite a ground floor bathroom there is a further potential bedroom/guest room (currently utilised as a picture framing studio).

The ground floor is entered from the substantial yard to the rear of the property and comprises an entrance hall, studio/bedroom, bathroom (with W.C., wash hand basin and shower cubicle), spacious inner hall, utility room and a sizeable kitchen diner.

The first floor comprises a versatile entrance hall, the bedroom/snug, a wide landing, an office (which has previously been used as a bedroom) and a sitting room with wood burner.

On the second floor there are two bedrooms that share a family bathroom, while the principle bedroom has en-suite facilities. The family bathroom comprises a W.C., wash hand basin and a bath (with shower), whilst the en-suite comprises a W.C., wash hand basin and shower cubicle.

Outside, the property features gardens to the rear and parking for several vehicles. There is oil-fired central heating and double glazed windows throughout, and 1Gps (upstream and downstream) broadband connection. With its versatile layout, this is a comfortable rural family home, with excellent communications that is particularly well suited to home-working.

- Semi-detached barn conversion
- Four double bedrooms (with potential for more)
- Quiet countryside location
- Ultra fast B4RN broadband connection
- Substantial sitting room with wood burner
- Light and airy kitchen diner
- Office and utility room
- Two family bathrooms and an en-suite
- Ample parking and gardens to the rear
- Oil-fired central heating and double glazing

**EPC RATING C**

**SERVICES**

Mains electric, oil central heating, private water supply, septic tank

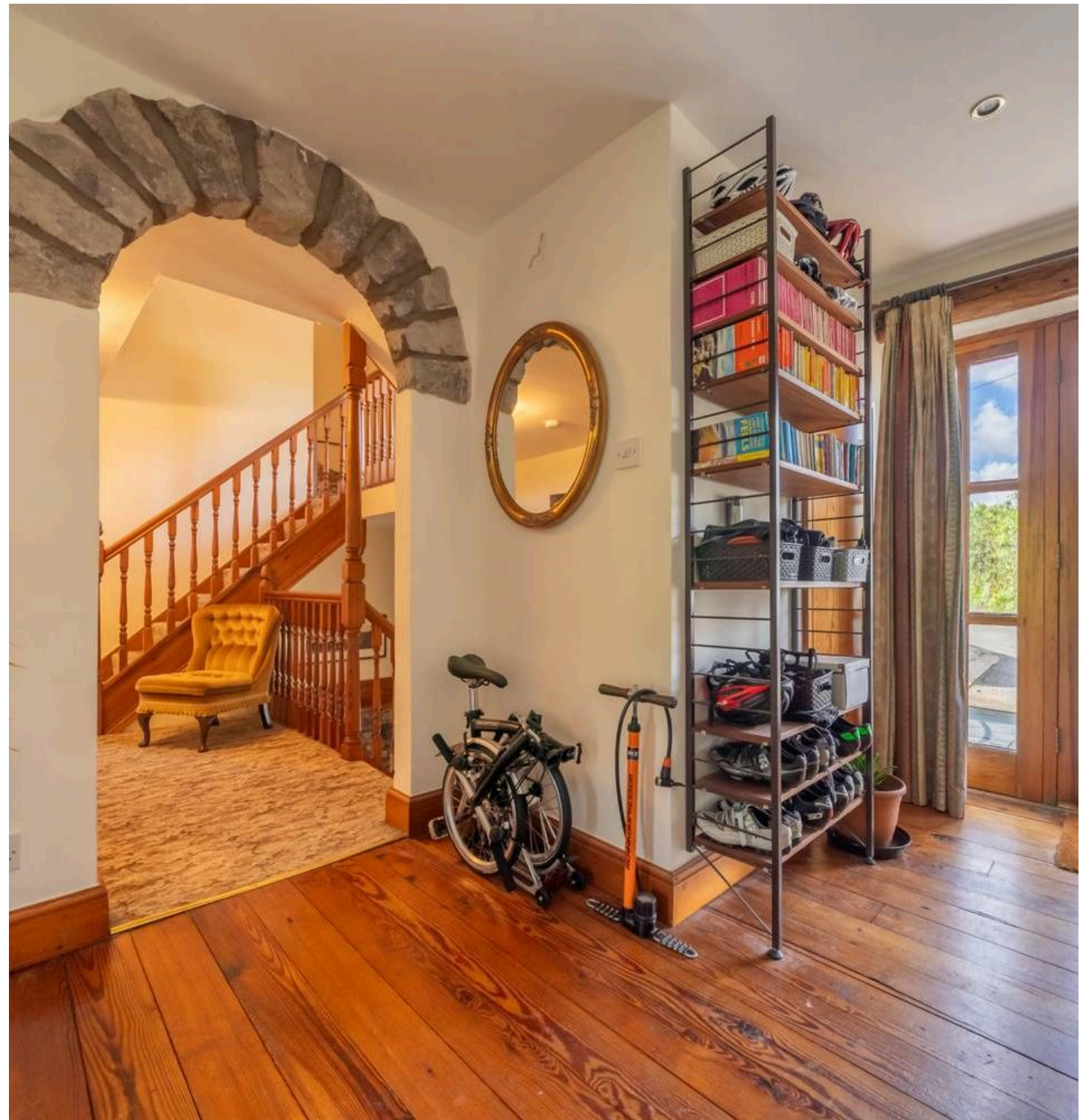
**COUNCIL TAX: BAND F**

**TENURE: FREEHOLD**

**DIRECTIONS**

From Kendal take the A6 Shap Road north passing Kendal railway station. Continue for approximately 2.25 miles past the turning to Burneside and turn right signposted Skelsmergh Tarn, Garnett Folds Farm. Follow the lane up the hill to find Honey Pot Barn located on the right hand side.

**WHAT3WORDS:** fairness.fakes.ramps





## GROUND FLOOR

### ENTRANCE HALL

8' 9" x 4' 2" (2.66m x 1.26m)

### KITCHEN DINER

23' 5" x 11' 7" (7.15m x 3.54m)

### INNER HALLWAY

14' 2" x 11' 3" (4.32m x 3.43m)

### WORKSHOP

14' 8" x 11' 8" (4.47m x 3.56m)

### BATHROOM

8' 10" x 6' 6" (2.69m x 1.98m)

### UTILITY ROOM

11' 10" x 8' 4" (3.60m x 2.53m)

## FIRST FLOOR

### ENTRANCE HALL

11' 11" x 11' 8" (3.63m x 3.55m)

### LANDING

11' 0" x 9' 9" (3.36m x 2.96m)

### SITTING ROOM

23' 5" x 11' 7" (7.15m x 3.54m)

### SNUG

11' 10" x 11' 8" (3.60m x 3.56m)

### OFFICE

10' 11" x 8' 1" (3.34m x 2.47m)



## SECOND FLOOR

### LANDING

12' 0" x 9' 6" (3.65m x 2.89m)

### BEDROOM

17' 2" x 11' 6" (5.23m x 3.50m)

### EN-SUITE

7' 11" x 6' 1" (2.41m x 1.86m)

### BEDROOM

12' 6" x 11' 10" (3.80m x 3.60m)

### BEDROOM

12' 3" x 11' 3" (3.74m x 3.42m)

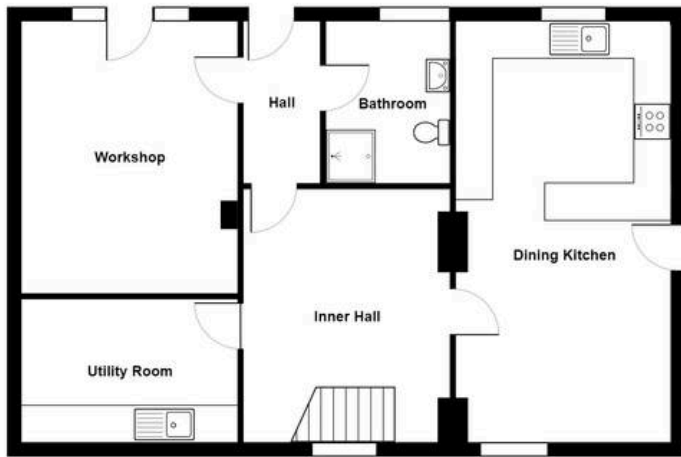
### BATHROOM

10' 8" x 8' 1" (3.24m x 2.47m)

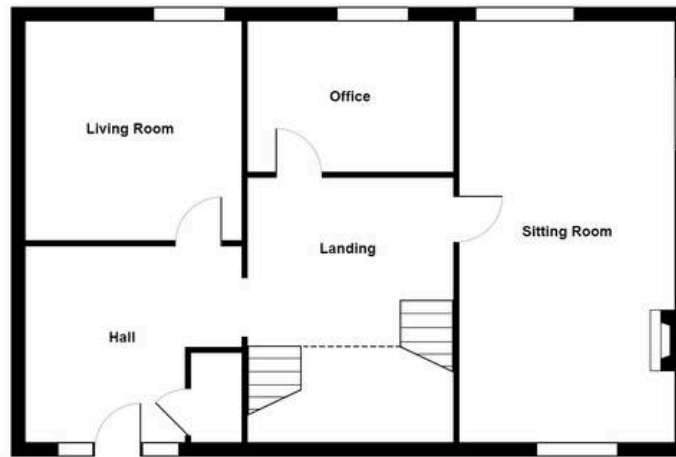




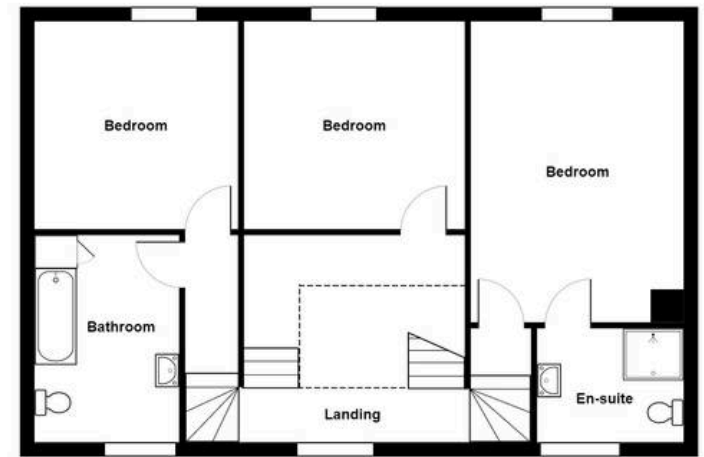




Ground Floor



First Floor



Second Floor

Honeypot Barn, Skelsmergh  
 Total Area: 210.6 m<sup>2</sup> ... 2267 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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