



## Mansergh

**£595,000**

Conder Barn, Rigmaden, Mansergh, Carnforth, LA6 2ET

A beautifully presented three bedroom barn conversion enjoying breathtaking views towards the surrounding fells, set within the sought-after courtyard development at Rigmaden Court in Mansergh. Full of character and charm, Conder Barn perfectly blends period features with modern living, while thoughtful updates by the current owners have enhanced the sense of light and space throughout.

Mansergh is a small and picturesque rural parish set amidst beautiful rolling countryside between Kirkby Lonsdale and Kendal. The area is well regarded for its peaceful setting, rural charm and access to open countryside, whilst remaining conveniently placed for road links via the M6. Nearby Kirkby Lonsdale offers a range of independent shops, cafés, restaurants and well-regarded schools, making this an ideal location for those seeking a balance of countryside living and accessibility.

### Quick Overview

- Wonderful Barn Conversion
- Well Appointed Accommodation
- Open Plan Living
- Character Features Throughout
- Unrivalled Views
- South Facing Garden
- Off Road & Visitor Parking
- Single Garage
- Idyllic Countryside Location
- Ultrafast Broadband Available



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Ultrafast  
Broadband\*



Off Road  
Parking

Property Reference: KL3693



Living/Dining Area



Living/Dining Area



Living/Dining Area



Kitchen

Step through the front door into a welcoming entrance landing, with stairs leading up to the living space and down to the bedrooms.

To the first floor, the impressive open-plan living/kitchen/dining area has been opened up by the current owners to make the most of the far reaching views and generous proportions. The dining area flows seamlessly with the living room, which enjoys both side and rear aspect windows, framing the countryside beyond, and features exposed beams, a vaulted ceiling and the dual-sided stove. There is ample space for lounge and dining furniture, making this a superb sociable and entertaining space. Alcoves in the dining area also provide great integrated storage.

The kitchen is modern and well-equipped with a range of wall and base units and quality integrated appliances including an induction hob with integrated extractor, two NEFF ovens (one doubling as a microwave), a heated oven tray, dishwasher and a NEFF American-style fridge freezer.

A small inner hallway provides coat and shoe storage and leads to a useful utility room housing the boiler, with worktop space and plumbing for a washing machine. From here, steps lead down to a charming enclosed stone walled patio to the side, ideal for seating or low maintenance gardening.

To the lower ground floor are three bedrooms, all enjoying front aspect views. The main bedroom is a comfortable double with en suite shower room comprising shower, W.C. and sink. Bedroom two is a further double, while bedroom three is a single room, currently used as a dressing room. The family bathroom is generously sized and fitted with a bath with shower over, W.C., sink and airing cupboard.

Externally, the property benefits from allocated parking, a gated patio area to the front and access to the main garden. The garden is a particular feature; being south-facing and designed to make the most of the views, there is a terrace ideal for outdoor furniture and entertaining, alongside a lawned area that enjoys sunshine throughout the day.

All in all, Conder Barn presents a superb opportunity to acquire a characterful and well-appointed home in a peaceful yet accessible rural setting, with outstanding countryside views.

Accommodation with approximate dimensions:

Ground Floor

Bedroom One 9' 2" x 11' 6" (2.79m x 3.51m)

Bedroom Two 16' 1" x 10' 10" (4.9m x 3.3m)

Bedroom Three 9' 2" x 8' 2" (2.79m x 2.49m)



Kitchen



Living/Dining Area



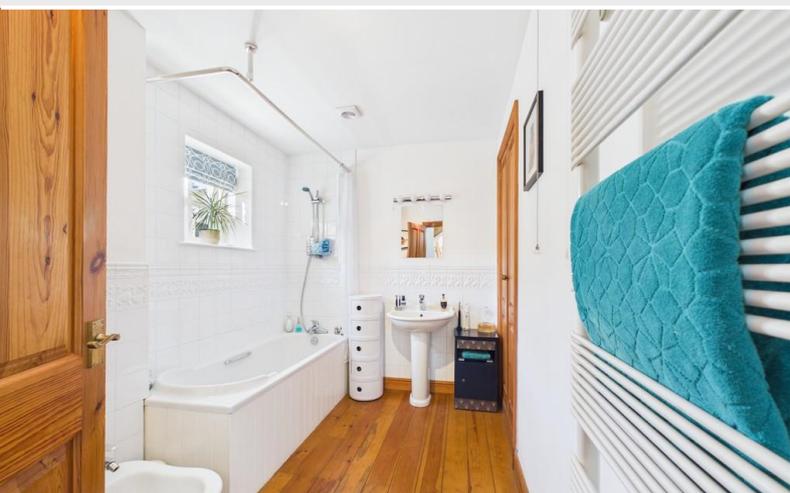
Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### First Floor

Living Room 17' 1" x 11' 2" (5.21m x 3.4m)

Dining Room 13' 1" x 11' 2" (3.99m x 3.4m)

Kitchen/Diner 17' 1" x 16' 1" (5.21m x 4.9m)

Utility 5' 11" x 3' 11" (1.8m x 1.19m)

Garage 12' 6" x 18' 4" (3.81m x 5.59m)

### Property Information

#### Parking

Off road & visitor parking available.

#### Tenure

Freehold (Vacant possession upon completion).

Please note, the property has covenants that buyers should be aware of. Please contact the office for further information.

#### Services

Mains electricity. Shared Spring water supply. Oil fired heating. Shared septic tank drainage. Please note that 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 firms who may be able to assist.

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#### Council Tax

Westmorland and Furness Council. Band F.

#### 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.

#### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



En Suite



Garden



Garden

Request a Viewing Online or Call 015242 72111

# Meet the Team

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

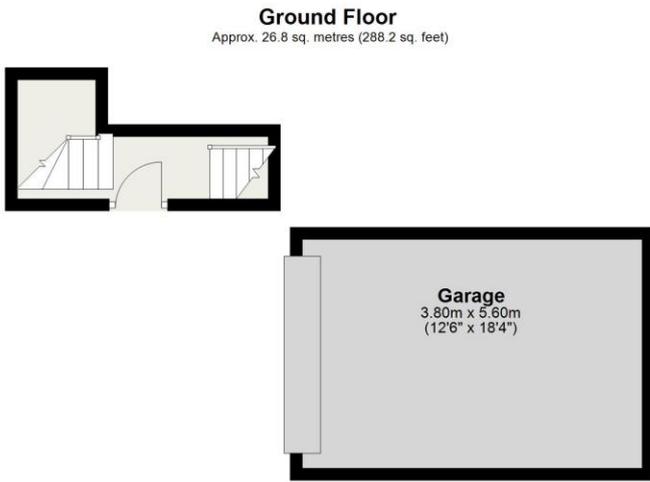


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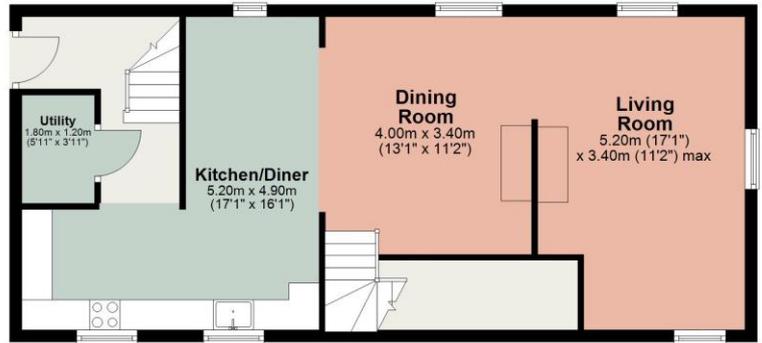
Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



**Ground Floor**  
Approx. 56.9 sq. metres (612.6 sq. feet)



**First Floor**  
Approx. 62.1 sq. metres (667.9 sq. feet)



Total area: approx. 145.7 sq. metres (1568.8 sq. feet)

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:  
Plan produced using PlanUp.

**Conder Barn, Kirkby**

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