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"For Sales In The Dales"
01969 622936

Moor Rigg Barn, Grisedale



- Character Barn Conversion
- Rural Yet Accessible Location
- 2 Double Bedrooms
- Living Room With Multi Fuel Stove
- Dining Kitchen
- House Bathroom
- Modern Electric Heating
- Large Garden With Stunning Views
- Parking for 3 cars
- Viewing Essential
- Ideal Holiday or Family Home

Offers Around £240,000



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Moor Rigg Barn, Grisedale

DESCRIPTION

Moor Rigg Barn is a delightful barn conversion set within the Grisedale Valley. Grisedale is remote valley at the western edge of the Yorkshire Dales with an abundance of birds and wild life. There are walks in all directions with stunning scenery. The property benefits from being in a rural yet accessible location as the Market Town of Hawes is only 8 miles away. Grisedale is also well positioned for the Cumbrian Market Town of Sedbergh which is only 10 miles away. Moor Rigg Barn is situated down a tarmac track leading to just a few properties.

The Barn was converted in 80's and retains many original character features including exposed stone walls and beams. On the ground floor is a spacious kitchen diner that leads into a characterful sitting room with a multi fuel stove which can heat water and radiators. There is a downstairs WC and rear hall, a perfect space to put muddy boots after walking the stunning near by fells. Upstairs are two large double bedrooms both with lovely views towards Grisedale Pike and a modern bathroom.

Outside there are large enclosed gardens to the front and rear and ample parking for 3 cars. There are panoramic views over towards the Howgill Fells, Grisedale Pike and Turner Hill.

Moor Rigg Barn is currently running as a successful holiday let, the bookings average around 30 weeks per year with a lot of repeat bookings.

Moor Rigg Barn would make a fantastic family, holiday or active retirement home. Viewing is essential to appreciate its idyllic location.

GROUND FLOOR

- KITCHEN DINER** 16' 6" x 11' 3" (5.03m x 3.43m) Good size dining kitchen. Quarry tiled floor. Exposed beams. Good range of wall and base units. Stainless steel sink. Electric cooker point. Plumbing for automatic washing machine & dishwasher. Electric radiator. Window to side and rear with stunning views. Half glazed front door.
- REAR HALL** 7' 1" x 3' 8" (2.16m x 1.12m) Ideal boot room. Quarry tiled floor. Small window. Radiator. Rear door leading to garden.
- WC** 6' 11" x 4' 11" (2.11m x 1.5m) Quarry tiled floor. Wash hand basin. WC. Space for tumble dryer. Electric radiator.
- LOUNGE** 16' 7" x 15' 5" (5.05m x 4.7m) Character sitting room . Wood flooring. Exposed beams and stone wall. Multi fuel stove (heats hot water and radiators). TV and telephone point. Feature wall niche. Small window to front. Staircase. Electric Radiator. Radiator. Two large windows to rear with lovely views of the fells.

Moor Rigg Barn, Grisedale

FIRST FLOOR

- LANDING** Fitted carpet. Radiator. Two small feature windows to the front.
- BEDROOM ONE** 16' 8" x 9' 11" (5.08m x 3.02m) Large double bedroom. Fitted carpet. Radiator and electric radiator. Built in cupboards. Airing cupboard. Window with lovely views towards the Howgill Fells.
- BATHROOM** 8' 10" x 6' 5" (2.69m x 1.96m) Tiled flooring and walls. Feature beams. Ceiling spot lights. Bath. WC. Corner shower cubical. Extractor fan. Wash hand basin with vanity mirror. Heated towel rail.
- BEDROOM TWO** 16' 9" x 9' 6" (5.11m x 2.9m) Large double bedroom. Fitted carpet. Radiator and electric radiator. Feature wall niche. Window to front with stunning views towards Grisedale Pike.

OUTSIDE

- REAR GARDEN** Enclosed lawn garden. Style to allow pedestrian access over neighbouring properties. Lovely panoramic views.
- FRONT GARDEN** Enclosed lawn garden. Timber shed. The garden could be extended to include triangle of ground in front.
- PARKING** Gated parking area provides ample parking for three vehicles.

- AGENTS NOTES** The property is accessed via a council maintained road.
Spring fed water supply. Private drainage.
Broadband via satellite may be available.

Moor Rigg Barn, Grisedale

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	South Lakeland District Council
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	. Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

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J. R. HOPPER & Co.

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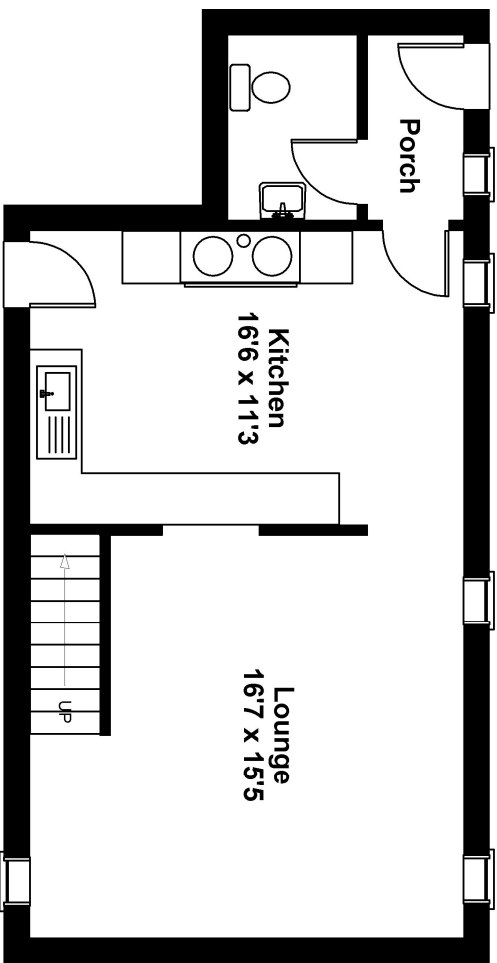
ENERGY PERFORMANCE CERTIFICATE

Property: Moor Rigg Barn, Grisedale, Sedbergh, Cumbria, LA10 5PS

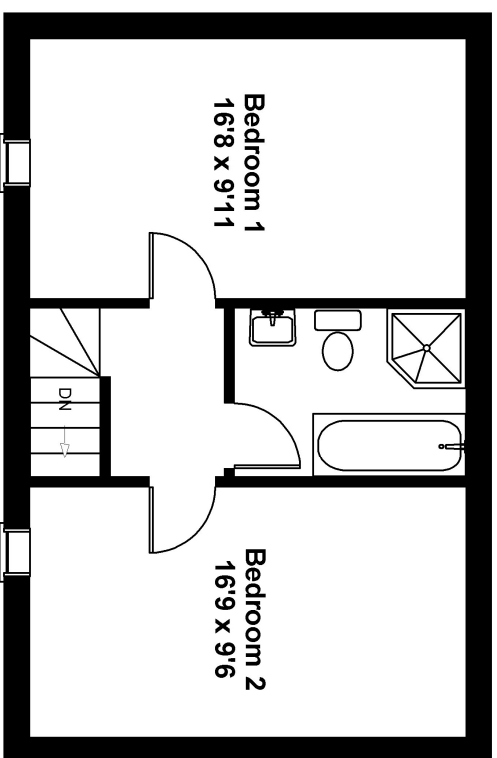
Energy Efficiency Rating Current 29 Environmental Impact Rating Current 34

Moor Rigg Barn, Grisedale

Moor Rigg Barn



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

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