



Killington

£385,000

2 Stangerthwaite Barn

Killington

Sedbergh

Cumbria

LA10 5EP

The stone and slate exterior of this recently converted barn tells you nothing of the exciting contemporary design and layout internally, which includes four generous bedrooms and two bathrooms.

Beautifully finished with lots of wood and enjoying plenty of light this economical to run family home has a stunning open plan breakfast kitchen and an equally impressive lounge/dining area with the contemporary stone fireplace and incredible views over the garden to the River Lune beyond.

Property Ref: KL2987





Lounge



Dining Area



Lounge

Location From Kirkby Lonsdale, take the A683 to Sedbergh passing through Casterton and Barbon. After passing over Middleton Bridge carry on straight and when the road forks right, keep left and carry straight on. Follow this road and as the road swings left go over the bridge then turn left. Follow the road for 0.6 miles and turn left and the property is on the 2nd part of the barn conversion on your left.

Description A traditional exterior reveals nothing of the superb family accommodation within, of the four bedrooms, two bathrooms to the first floor and excellent open plan living space downstairs. A family friendly and particularly well finished and immaculately presented home. The property enjoys three parking spaces with a mainly laid to lawn rear garden stretching to the banks of the River Lune.

Entrance Porch Entered via a hard wood door, leading in to the Kitchen/Family room.

Lounge/Dining Room 28' 0" x 13' 2" (8.53m x 4.01m) Double glazed window to the side aspect and two to the rear aspect. Double glazed door leading to the rear garden. Ten ceiling down-lights. Unique fireplace with inset log burner with a feature slate wall. TV point and Oak flooring and under-floor heating.

Kitchen/Family Room 16' 4" x 22' 1" (4.98m x 6.73m) Double glazed windows to the front and side aspect and two floor to ceiling double glazed windows to the front aspect. Eight ceiling down-lights. Fitted with a range of white high gloss base units with granite work tops over. Central island with base units and four ring induction hob and solid Oak breakfast bar. Integrated sink unit with mixer tap and splash back. Integrated oven with warming drawer and microwave, fridge/freezer and dishwasher. Flagged flooring and under-floor heating.



Kitchen/Family Room



Kitchen



First Floor Landing



Family Room



Utility Room

Utility Room 12' 1" x 10' 10" (3.68m x 3.3m) Double glazed window to the side aspect and ceiling light point. Fitted with a range of base and wall units with oak laminate work surfaces over. Space and plumbing for a washing machine and tumble dryer, flagged floor with under-floor heating .

Downstairs W.C Ceiling light point and extractor fan. Low level W.C, wall hung hand wash basin and part tiled walls and flagged floor with under-floor heating .

First Floor Landing Feature ceiling light and three down-lights. Loft void access. Useful airing cupboard.

Master Bedroom 19' 0" x 12' 11" (5.79m x 3.94m) Two double glazed windows to the rear aspect and a velux window. Ceiling light point. Two sets of double wardrobes. TV point and three double radiators.

En-suite Bathroom Double glazed frosted window to the rear aspect. Four down-lights. Free standing roll edge bath, double walk-in shower cubicle, wall hung hand wash basin, low level W.C and partly tiled walls. Heated towel rail, Oak flooring.

Bedroom Two 14' 2" x 9' 8" (4.32m x 2.95m) Double glazed window to the front and side aspect. Ceiling light point, fitted double wardrobe, TV point and double radiator.

Bedroom Three 13' 10" x 9' 10" (4.22m x 3m) Double glazed window to the front aspect. Ceiling light point, fitted double wardrobe, TV point and double radiator.



Bedroom Two



Bedroom Four



Master Bedroom



Master En-Suite Bathroom



Family Bathroom

Bedroom Four 12' 5" x 9' 11" (3.78m x 3.02m) Double glazed window to the side aspect. Ceiling light point, TV point and double radiator.

Family Bathroom Double glazed frosted window to the front aspect. Four down-lights. Fitted with a four piece suite comprising: a panelled bath, walk-in double shower cubicle, wall hung hand wash basin, low level W.C and partly tiled walls. Heated towel rail and oak flooring.

Outside Parking space for one car to the front aspect. Gated access to the rear aspect where there is a paved patio area ideal for a table and chairs, laid to lawn and planted shrubs, with stunning river views. Detached parking for a further two cars.

Council Tax Band E - South Lakeland Council.

Services Mains Electric and mains Water. Private septic tank drainage. Under-floor heating downstairs. Air Source heat pump - grants received every three months towards costs (annual cost approx. £800 PA)

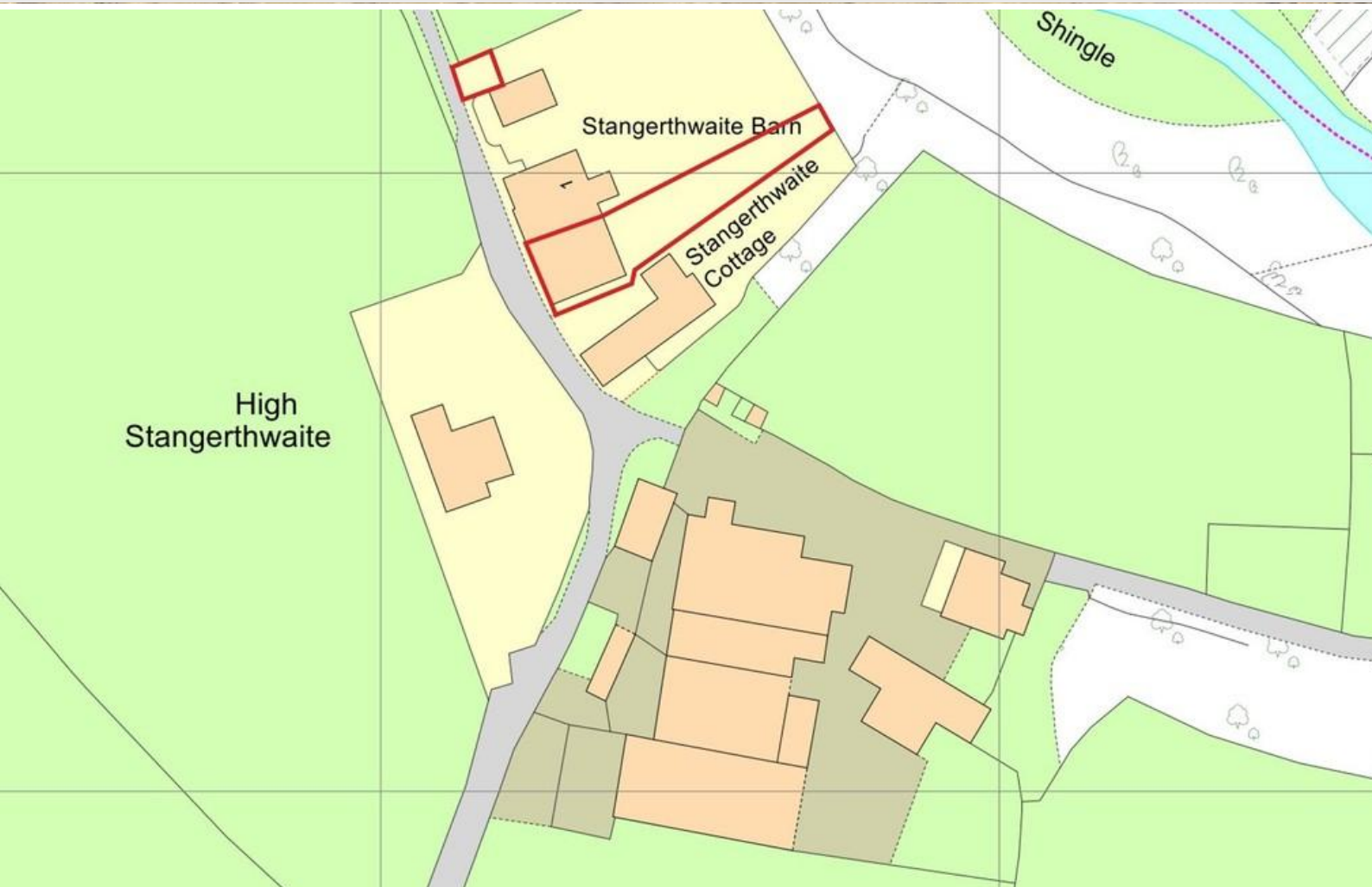
Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.

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



Patio Area



2017 Ordnance Survey 00648785

"Double Click Text To Insert Floor Plan"

A thought from the owners...

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