



## Barbon

**£475,000**

The Chapel

Barbon

Carnforth

LA6 2LR

An opportunity to acquire the former Wesleyan chapel in the ever popular village of Barbon. Originally constructed in 1888 and offered with planning permission to form a single dwelling. The approved plans provide an imaginative design and layout that will include three double bedroom and two bathrooms and together with the features already present will create a unique and beautiful home that will be complimented by the south facing garden and paddock to the rear approx. 1/2 acre with small stone built stable.

Property Ref: KL3185

N/A





The Paddock



School Room



Outbuilding

**Location** Barbon is very peaceful and a highly sought after village. Barbon is located at the head of Barbondale and is surrounded by amazing views of the fells and Yorkshire Dales. With-in Barbon there is a very popular shop and café and a popular country pub, The Barbon Inn. With Kirkby Lonsdale, just a 10 minute drive away which has a range of boutique shops, impressive selection of bars, restaurants and pubs. The area has a fine selection of schools to choose from, with the highly sought after QES located in the town and the independent Sedbergh School nearby. Within the Yorkshire Dales and close to the Lake District there's so much to offer.

From Kirkby Lonsdale take the A683 North towards Sedbergh, pass through Casterton and continue past the entrance to the golf club. Just before the bridge turn right and drive up the hill. There is a road on the left hand side and The Chapel is opposite the lane end.

**Chapel** 30' x 21' 1" (9.14m x 6.43m)

**School Room** 27' 27" x 20' 4" (8.92m x 6.2m)



The Chapel

**Planning** Yorkshire Dales National Park Authority granted full permission for conversion of the former Methodist Chapel to form a single dwelling on the 12th December 2018, subject to conditions. The applied plans create a fabulous home with light airy accommodation in a flowing layout that will include three bedrooms and two bathrooms. Included in the sale is a field to the rear, with permission granted to turn part into a garden and being south facing this will complement the property enormously. A first class opportunity to make your dreams come true.

Planning is with Yorkshire Dales National Park Authority application no. S/04/11A

note plans may be amended to create a larger property possibly a four bedroom subject to consents.

**Council Tax** TBC South Lakeland District Council

**Services** Details on plans re new septic tank. Mains water and electricity

**Tenure** Freehold

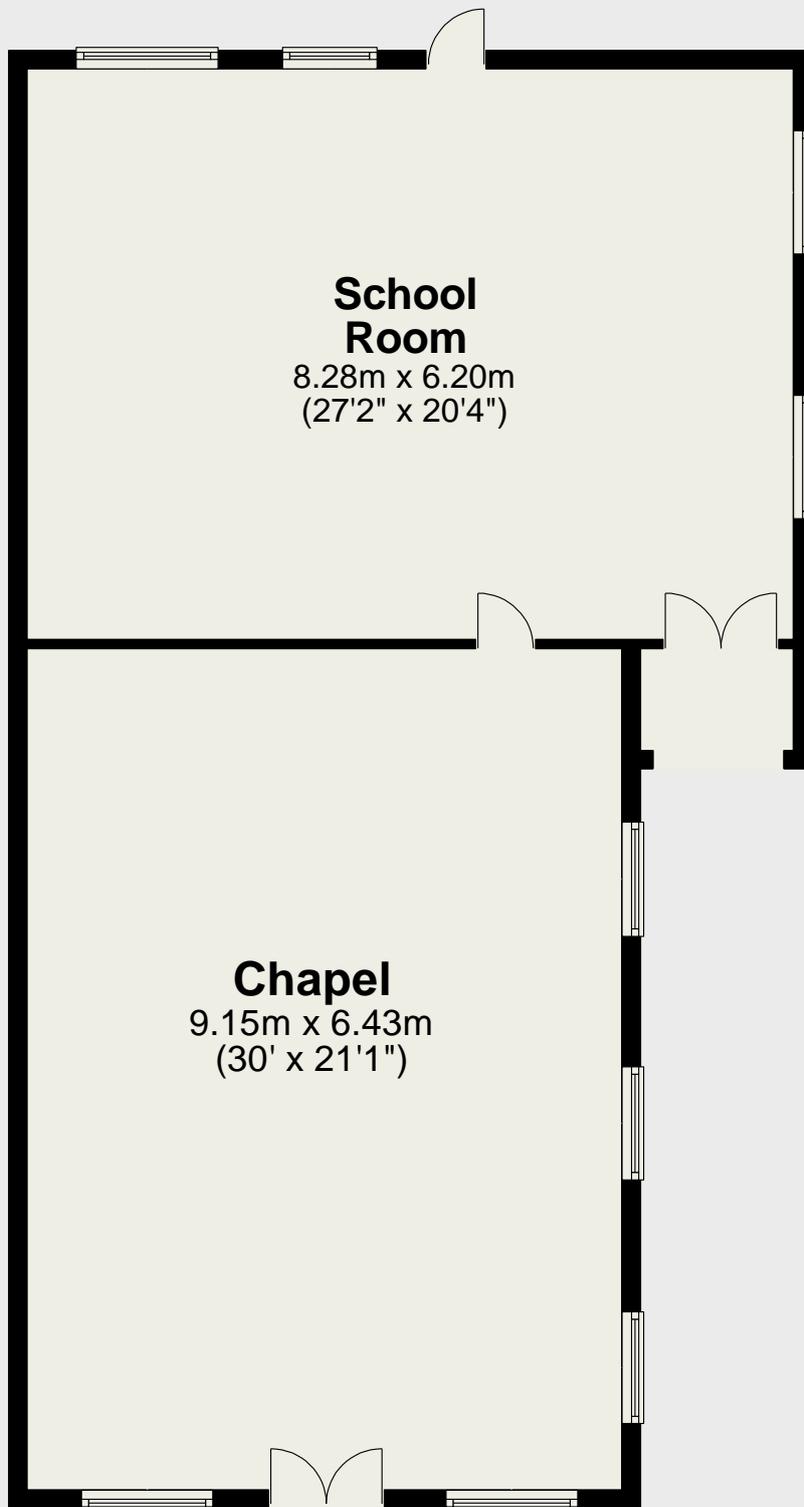
**Viewings** Strictly by appointment with Hackney & Leigh Kirkby Office.



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The Paddock



Total area: approx. 113.1 sq. metres (1216.9 sq. feet)

For illustrative purposes only. Not to scale. REF: KI3185

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