



Barbon

£410,000

2 Brookside

Barbon

Nr Kirkby Lonsdale

LA6 2LW

The quintessential English country cottage: a beautifully presented property, expertly and thoughtfully renovated by the current owners who have created a charming, characterful home that has a warm and welcoming feel that all that view will appreciate. The simple effective layout includes two double bedrooms and bathroom upstairs, fabulous kitchen diner with Aga, delightful sitting room with wood burning stove and a south facing garden with sunroom. This property is an absolute joy and a must see!

Property Ref: KL3201

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Living Room



Entrance



Kitchen

Location Take the A683 north to Sedbergh pass through Casterton take the right hand turning at the top of the hill to Barbon follow the road down and at the wide junction keep to the right then take the first turning on the right 50 yards down the lane park in front of the garage 2 Brookside is the second cottage in the row.

Accommodation (with approximate dimensions)

Entrance Porch/Conservatory Approached via cobble path from the front garden into the entrance/ Conservatory through part glazed doors. This welcoming entrance/ conservatory show the attention to detail you will see through out the house with the dual aspect windows all having detailed arched beading and making the most of the views across the front garden and the open country side with ample room to sit and tak all this in. There is built in window seat with storage underneath for coats and muddy boots and a beautifully restored parquet floor. Part glazed door leading to:

Living Room 17' 7" x 11' 1" (5.36m x 3.38m) This warm and welcoming sitting room has been tastefully decorated with wall paneling and having restored original features such as the ingle nook fire place with stone hearth and wood burning stove. Deep set sash style window to the front aspect overlooking the conservatory and front garden with window seat. Exposed lintel, recessed period shelving with cupboards underneath and under stairs storage. and beautiful stone flagged floor. Ideal for those cold winter nights.

Kitchen 17' 7" x 12' 5" (5.36m x 3.78m) This spacious kitchen diner is fitted with a range of farm house style wall and base units with complementary work top over and tiled splashback. Belfast sink with mixer tap and gas fired Aga with double oven and two hot plates. Integrated fridge/freezer and dishwasher. Rear aspect window is original single glazed sash and front aspect window is double glazed sash style. Ceiling spots and karndeian flooring.

Cloak Room/W.C With counter top sink and built in storage below, low level W.C. Paneled walls and window to rear aspect.



Bedroom One

First Floor Landing Sash style single glazed window to the rear aspect ceiling coving and ceiling light point access to loft space.

Bedroom One 14' 1" x 11' 1" (4.29m x 3.38m) This spacious double bedroom is full of original features being lovingly restored by the current vendors with the deep set sash style window to the front aspect, open grate fire place with cast iron surround and stone hearth and beautiful stripped and varnished floor boards. With built-in double wardrobe and cupboard housing boiler and hot water cylinder.

Bedroom Two 12' 6" x 10' 0" (3.81m x 3.05m) Well proportioned double bedroom with feature paneled wall deep set double glazed window to the front aspect with magnificent views of the open countryside.

Bathroom This beautifully presented four piece bathroom suite comprises of; Free standing roll top with hand held shower, shower cubicle, pedestal hand wash basin and low level W.C. With window to the rear aspect, part paneled wall and stripped and varnished floor boards.

Outside To the front of the property is a south facing walled garden with cobbled path leading to the front entrance with laid to lawn and planted borders. To the rear of the property is a well-maintained country garden with steps leading to lawn area and summer house ideal for alfresco dining, BBQs and enjoying the beautiful Barbon countryside. Shared access to the rear for property maintenance.

Detached Garage With up and over door light and power.

Services Mains electricity, mains gas, mains water and private drainage shared with two other properties located in field behind the properties. B4RN broadband connection available at the property

Council Tax Band C South Lakeland district Council

Tenure Freehold. Vacant possession upon completion.

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

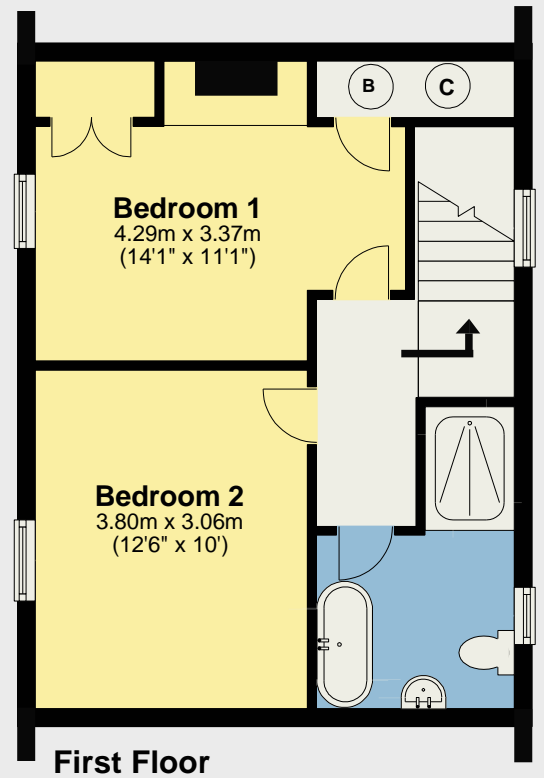
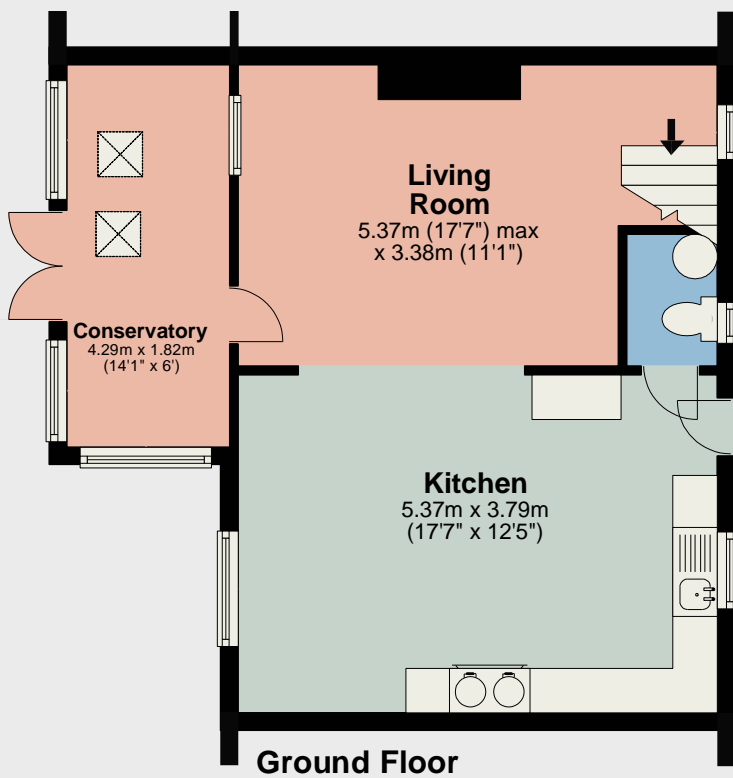
Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom Two



Views of the Countryside



Total area: approx. 87.5 sq. metres (941.4 sq. feet)

For illustrative purposes only. Not to scale. REF: KL32001

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