



Low House Barn, Ayside
£685,000



Low House Barn

Ayside

A stunning semi-detached barn conversion with a contained annex set in a beautiful countryside setting in the area of Ayside. The property has easy access to all local amenities within in the towns of Grange-over-Sands, Kendal and Windermere. Road links to the M6 Motorway and the Lake District National Park are easily accessible.

Nestled in a beautiful village location, this captivating 5-bedroom semi-detached barn conversion is a dream home for those seeking tranquillity and modern comfort. The main house features a lounge with a wood burning stove that has balcony access which looks out across the rear garden, a dining room, and a modern kitchen with integrated appliances and a breakfast island. The main part of the barn conversion has three double bedrooms with tow being on the ground floor and the final room on the first floor. The ground floor also is complimented by sun filled sun room which looks out to the garden, a family bathroom, utility room and a cloakroom.

The annex comprises a substantial open plan living area with a wood burning stove which warms the entire area. Two double bedrooms can be found with one of the bedrooms having an en-suite bathroom and a dressing room. The annexe has operated as a successful AirBnB by the current owner and could serve again as an AirBnB for potential buyers. This property offers versatile and stylish living area for all

Step outside into the beautifully landscaped rear garden, where lush lawns, serene patio seating areas, and mature trees create a peaceful oasis. Decorative hedges and planting beds add a touch of sophistication to the outdoor space, appealing to garden enthusiasts and those who appreciate natural beauty. The garden also features a driveway accessible from the garage, ensuring convenience for residents and visitors alike. Bordered by woodland, the garden offers a private and picturesque setting, perfect for relaxing or entertaining. The balcony, overlooking the garden, provides a charming spot for outdoor gatherings or quiet moments of reflection, offering a true retreat from the hustle and bustle of daily life.

- Beautiful semi-detached barn conversion with contained Annex
- Annex run as a successful holiday let
- Three reception rooms including a lounge with balcony access, a dining room and an open-plan living area in the Annex
- Stunning countryside location within walking distance of Michelin Star pub/restaurant
- Modern kitchen with integrated appliances and breakfast bar
- Wood burning stoves in two of the reception rooms
- Five double bedrooms; four in main house, one in the Annex
- Beautiful enclosed rear landscape garden
- Family shower room, en-suite bathroom and a separate cloakroom
- Garage with parking at the front and rear of the property to accommodate four cars

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING G

SERVICES

Mains electric, oil heating, mains water, mains drainage

COUNCIL TAX: BAND E

TENURE: FREEHOLD

DIRECTIONS

From Kendal take the A590 then at the Meathop Roundabout take the second exit onto the Lindale Bypass. Follow the bypass as it merges onto the High and Low Newton Bypass. Take the exit onto Oak Bark Lane carry on down the round and when seeing the once fork with a crossroads keep right and carry on down to find the property on the right.

WHAT3WORDS: tinted.cocoons.exhales





GROUND FLOOR MAIN HOUSE

ENTRANCE HALL

17' 0" x 16' 9" (5.18m x 5.11m)

KITCHEN

19' 3" x 8' 6" (5.86m x 2.58m)

DINING ROOM

19' 7" x 14' 4" (5.98m x 4.37m)

SUN ROOM

19' 7" x 14' 2" (5.97m x 4.32m)

INNER HALLWAY

11' 11" x 7' 4" (3.64m x 2.23m)

BEDROOM

18' 4" x 13' 1" (5.59m x 4.00m)

BEDROOM

11' 5" x 9' 7" (3.47m x 2.93m)

BATHROOM

11' 0" x 6' 5" (3.36m x 1.95m)

CLOAKROOM

5' 9" x 5' 2" (1.76m x 1.57m)

UTILITY ROOM

14' 5" x 9' 10" (4.39m x 3.00m)

BACK PORCH

8' 0" x 5' 10" (2.45m x 1.77m)

FIRST FLOOR OF MAIN HOUSE

LOUNGE

18' 0" x 12' 1" (5.49m x 3.69m)

BEDROOM

19' 11" x 17' 3" (6.07m x 5.27m)



ANNEX

GROUND FLOOR OF ANNEX

OPEN PLAN LIVING AREA

19' 11" x 18' 11" (6.07m x 5.77m)

FIRST FLOOR OF ANNEX

BEDROOM

17' 7" x 15' 10" (5.36m x 4.83m)

LANDING

6' 3" x 3' 4" (1.90m x 1.02m)

BEDROOM

17' 4" x 13' 0" (5.29m x 3.95m)

DRESSING ROOM

8' 9" x 6' 7" (2.67m x 2.01m)

EN-SUITE

8' 3" x 6' 9" (2.51m x 2.05m)









Ground Floor



Floor 1

3127.03 ft²
290.51 m²

180.4 ft²
16.76 m²

151.31 ft²
14.06 m²

Reduced headroom
..... Below 5 ft/1.5 m

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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