



Willow Tree Barn, Brigsteer  
£795,000



## Willow Tree Barn, Brigsteer

Nestled in a picturesque rural setting, this impressive detached barn conversion offers a unique opportunity to own a stunning property. The property boasts beautiful countryside views situated in Brigsteer village within the Lake District National Park the location is within level walking distance of the local country pub and restaurant and is convenient for the community store in Levens, the many amenities on offer both in and around in the market town of Kendal, Oxenholme railway station and links to the M6. Traveling through the stunning village of Brigsteer you will find Willow Tree Barn nestled on the edge of the village, as you arrive you can find ample driveway parking which looks out across the fields. entering the property you are welcomed by the choice of two open plan living areas on both the left and right of the main entrance hall that has a handing cloakroom located under the stairs. Taking the door to the right and entering into the first of two open plan living areas which perfect views out to the rear patio garden and the fields beyond. Complimenting the views there is ample space for relaxing and a plenty of integrated appliances such as a double oven, dishwasher, washing machine and space for a fridge freezer. Leaving here you can travel to the second open place living area which is even more impressive as it has been used as a holiday let for some time now, with plenty of space for entertaining both around the wood burning stove or around the dining area and kitchen which also has modern integrated appliances that mirror the first open plan living area. from here you can find a light and airy cloakroom and the stairs that lead to two double bedrooms both with en-suites and a charming little study room. Both bedrooms have ample storage and have been kept to a high standard with both en-suites having a W.C., wash hand basin to vanity and one having a bath and the other having a walk in shower. Making your way back down stairs then through to the entrance hall and taking the stairs to where the Principle bedroom is located you are faced with the landing which has great space for a study area with breath taking views to both sides, with the main bedroom having far reaching views and a charming en-suite bathroom with W.C., wash hand basin to vanity and walk in shower.

- Impressive detached barn conversion
- Self contained Pod
- Two charming open plan living areas
- Double glazing and ground source heat pump
- Three en suite double bedrooms with far reaching views
- Generous gardens, grounds and field
- Study/hobby room
- Holiday let potential
- Two gated driveways and ample parking
- Easy access to the Lake District National Park

#### **EPC RATING D**

#### **SERVICES**

Mains electricity, ground source heat pump, mains water, non mains drainage.

#### **COUNCIL TAX: BAND**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Kendal town centre turn proceed up Allhallows Lane, merging in to Beastbanks and then Greenside. Turn left at the end of the green and turn right onto Brigsteer Road. Upon entering Brigsteer proceed past the Wheatsheaf Inn in the direction of Underbarrow and take the sharp left turn in to Low Lane. Continue along this road, bearing right at the fork to find Willow Tree Barn located on the right.

**WHAT3WORDS:**gears.perch.debating





## GROUND FLOOR

### ENTRANCE HALL

14' 7" x 9' 6" (4.45m x 2.90m)

### KITCHEN, DINING AND LIVING SPACE

30' 6" x 19' 7" (9.29m x 5.98m)

### CLOAKROOM

7' 2" x 6' 9" (2.18m x 2.06m)

### KITCHEN, DINING AND LIVING SPACE

19' 7" x 15' 0" (5.96m x 4.57m)

### CLOAKROOM

3' 1" x 2' 7" (0.93m x 0.80m)

## FIRST FLOOR

### GALLERIED LANDING

16' 9" x 3' 3" (5.11m x 1.00m)

### BEDROOM

12' 6" x 11' 7" (3.81m x 3.54m)

### EN SUITE

9' 3" x 5' 6" (2.81m x 1.68m)

### BEDROOM

12' 3" x 10' 6" (3.74m x 3.21m)

### EN SUITE

9' 9" x 6' 6" (2.97m x 1.98m)

### STUDY

6' 4" x 5' 0" (1.92m x 1.53m)

### LANDING WITH STUDY SPACE

14' 7" x 9' 7" (4.45m x 2.93m)

### BEDROOM

20' 4" x 14' 10" (6.21m x 4.53m)

### EN SUITE

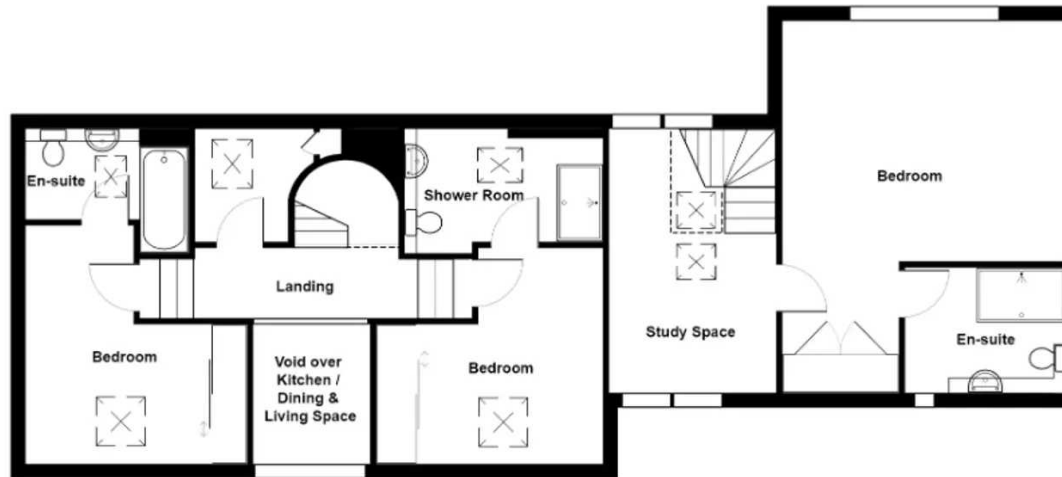
9' 1" x 6' 7" (2.76m x 2.00m)



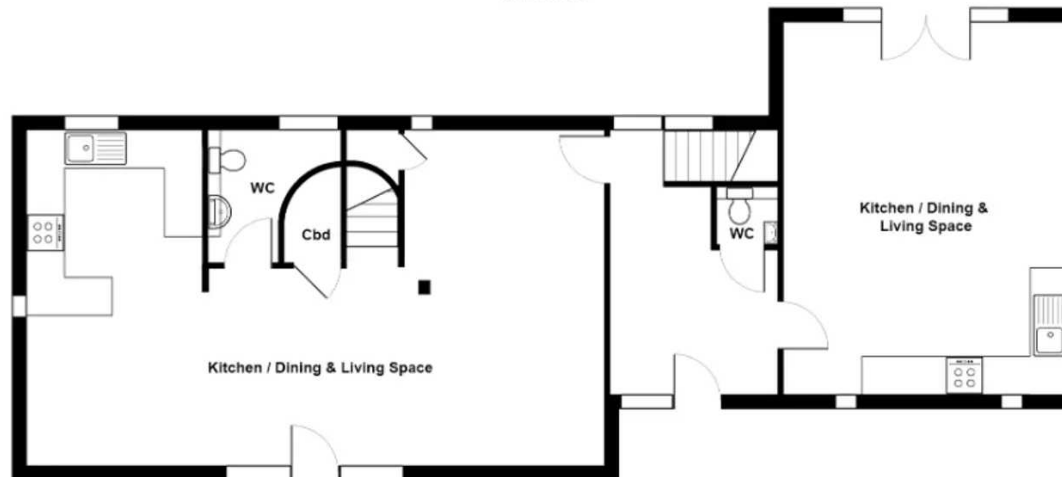








First Floor



Ground Floor

Willow Tree Barn, Brigsteer

Total Area: 178.3 m<sup>2</sup> ... 1919 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.



**THW Estate Agents**

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.