



## **The Stables, Back Lane, Wennington, LA2 8NZ Offers In The Region Of £545,000**

Located in serene countryside, and just seven miles away from Kirkby Lonsdale, lies The Stables; a Grade II listed barn conversion boasting four generously-sized bedrooms. Adorned by gardens and offering ample parking, this property features an attached double garage, with planning permission to transform into a versatile one-bedroom annex.

Seamlessly blending character with modern convenience, it promises to evolve into the perfect home for family life.

## The Stables

Is a charming Grade II listed barn conversion located in a peaceful rural setting just seven miles from Kirkby Lonsdale. The property boasts spacious living accommodation and a generous plot providing gardens and ample parking.

As you approach The Stables, the roof overhang provides a dry shelter to kick off muddy boots, before you are welcomed by a spacious entrance hall leading to a large open plan kitchen dining room, off the kitchen is a utility room and a flexible reception room, ideal for a home office, playroom or a ground floor bedroom. The spacious and light sitting room provides a superb area for family life and features a striking stone built fireplace with log burning stove, a door provides convenient access to the garden.

On the first floor, there are four generous bedrooms and a family shower room. The main bedroom offers countryside views and benefits from a recently installed en-suite bathroom.

Outside, well-tended gardens adorn the front and side aspects, accompanied by a large gated gravel driveway providing parking for three to four cars. The property also includes an attached double garage with planning permission for conversion into a one-bedroom annex, ideal additional family accommodation, the space offers further flexibility and development opportunities.

## Location

Peacefully located in rolling countryside, The Stables is reached via pleasant, winding country lanes. There's a network of footpaths and green lanes to explore from the property's doorstep. Located in Lancashire, the county boundary with North Yorkshire is just a few steps up the lane. The Yorkshire Dales, Lake District, Forest of Bowland and Morecambe Bay are all within easy reach, for great days out in stunning scenery.

Nearby market towns include Kirkby Lonsdale and Bentham. Lancaster and the M6 can be reached in around 30 minutes by car. Primary schools are available in Melling,

Bentham, Hornby and Wray. Excellent secondary education is available at QES, Kirkby Lonsdale.

## Property Information

Freehold, link-detached property. Grade II listed. Council Tax Band F. Mains water and electricity. Oil fired central heating. Private shared drainage - compliant with General Binding Rules. B4RN ultrafast broadband connected.

## Entrance Hall



Conteco wood effect flooring, radiator, Oak staircase leading to first floor with under stairs cupboard housing consumer unit and electric meter, feature double glazed and timber framed door and windows to front aspect.

## Cloakroom 7'4" x 3'11" (2.24 x 1.21)

Conteco wood effect flooring, radiator, WC, wash basin, extractor, solid Oak panel door with wrought iron handle.

## Sitting Room 22'3" x 20'4" (6.8 x 6.2)



Stairs leading to a spacious sitting room with fitted carpet, two radiators, feature stone

fireplace with timber mantelpiece and multi fuel stove, exposed beams and lintels, George Barnsdale double glazed timber framed window, double glazed timber framed door to side garden.

### **Kitchen Dining Room 18'0" x 16'4" (5.5 x 5)**



Conteco wood effect flooring, range of wall and base units, inset electric range cooker with extractor, 1.5 enamel sink with drainer, space for fridge, freezer and dish washer, central island with breakfast bar and units, feature vertical bar radiator, two double glazed timber framed windows, exposed painted beams.

### **Reception Room 11'10" x 9'3" (3.62 x 2.84)**



Currently used as a playroom, but previously an office with fitted carpet, radiator, solid Oak panel door with wrought iron handle, double glazed timber framed window to front aspect.

### **Utility Room 11'8" x 6'9" (3.58 x 2.08)**



Conteco wood effect flooring, range of wall and base units, single stainless steel sink with drainer, radiator, double glazed timber framed window, solid Oak panel door with wrought iron handle, double glazed and timber framed door to side.

### **Landing**



Central landing providing access to all first floor rooms, fitted carpet, roof window, radiator.

**Bedroom One 20'9" x 12'0" (6.34 x 3.68)**



Bedroom with En-Suite. Fitted carpet, radiator, double glazed timber framed window to side, roof window with blind, exposed beam, solid Oak panel door with wrought iron handle.

**En-Suite 7'10" x 5'10" (2.39 x 1.79)**



Patterned tiled floor, WC and wash basin with unit, bath with shower over, heated towel rail, roof window, extractor fan, solid Oak panel door with wrought iron handle.

**Bedroom Two 20'9" x 9'10" (6.34 x 3.01)**



Bedroom with fitted carpet, radiator, double glazed timber framed window to side, exposed beam, loft access, solid Oak panel door with wrought iron handle.

**Bedroom Three 15'3" x 9'8" (4.66 x 2.97)**



Bedroom with fitted carpet, radiator, double glazed timber framed window to side, exposed painted beam, solid Oak panel door with wrought iron handle.

## Bedroom Four 15'2" x 9'8" (4.64 x 2.95)



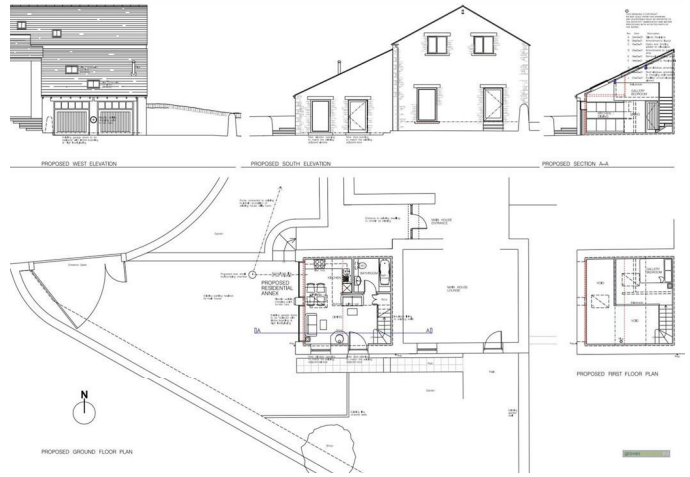
Bedroom with fitted carpet, radiator, double glazed timber framed window to side, exposed painted beam, loft access, solid Oak panel door with wrought iron handle.

## Shower Room 8'5" x 6'4" (2.57 x 1.95)



Vinyl tile effect flooring, shower cubicle, Wc, wash basin, heated towel rail, roof window, solid Oak panel door with wrought iron handle, extractor fan.

## Garage / Annex



Double attached garage with planning permission to convert into a one bed annex with mezzanine level. Concrete floor, two up and over garage doors, George Barnsdale double glazed timber framed window, double glazed timber framed door to side garden.

## Parking

Gated drive leading to large graveled parking area for three to four cars.

## Gardens



Gardens to front and sides of property, including areas of lawn, patio, wild flowers beds, vegetable patch, established beds with mature planting, oil tank and oil boiler in all weather housing.

## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

## OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding

as part of our offer handling procedure

#### FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

#### MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

#### FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Directors: D. Spratt, M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

#### FLOOR PLANS

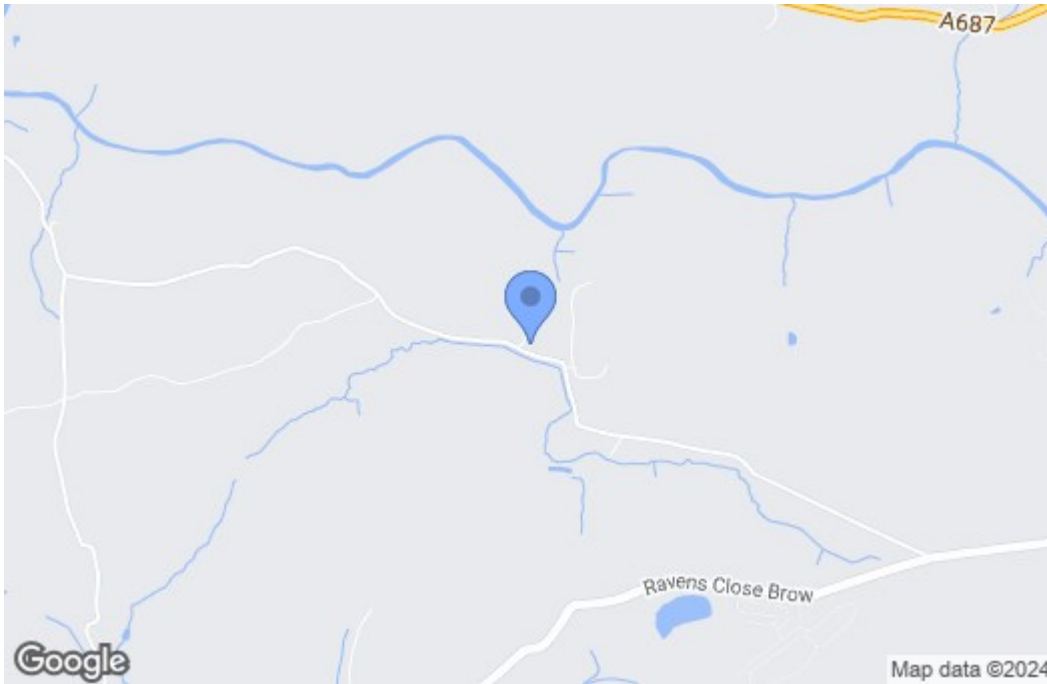
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

# Floor Plan



Total area: 205.7 sq metres (2243.3 sq. feet)  
The Stables, Warrington

# Area Map



# Energy Efficiency Graph

