



## **Mill Bridge Barn Tatham, LA2 8PS**

### **Price Guide £725,000**

Well presented and versatile 3 bedroom detached barn conversion set in an idyllic rural location, with extensive grounds, comprising, gardens, woodland and paddock.

Benefitting from recently installed solar panels and new double glazing, Mill Bridge Barn is ideal for families and couples seeking a peaceful life in the country, whilst being just 35 minutes drive from Lancaster and the M6. B4RN ultrafast broadband is connected for home working.

Outbuildings include a solid construction detached garage with study/hobby/wash room attached.

Viewing is essential in order to fully appreciate the delightful home, gardens and setting available at Mill Bridge Barn.

## Mill Bridge Barn



In brief, the ground floor accommodation comprises: entrance porch with space for coats and boots; large kitchen/breakfast room with island, seating area and log burning stove; family dining area with French Doors to the garden; cosy living room with log burning stove; utility room and ground floor cloakroom.

On the first floor, a spacious landing area provides study space and access to the 3 double bedrooms and house bathroom. Bedroom 1 has an en-suite cloakroom and enjoys fantastic views of the gardens.

Outside, a walled garden area provides patio seating adjacent to the house. There's ample off-road parking on the drive and a solid construction, detached garage with attached study/hobby room - currently equipped as a garden washroom.

The generous and private gardens comprise established beds with trees and shrubs, walkways and patio seating areas. A lovely summer house is located in the garden with views across the beck. There are areas of mixed woodland, a timber store and a good-sized paddock.

### Location

Set within the Forest of Bowland Area of Outstanding Natural Beauty, this is peaceful and undiscovered countryside with miles of footpaths along the Hindburn valley and up onto the high fells.

A good range of amenities are available at Kirkby Lonsdale - around 25 minutes in the

car - including excellent secondary education at QES. Lancaster and the M6 are around 35 minutes by car, with a wide range of shops and places to eat, along with Lancaster Grammar. For those everyday essentials, the bustling market town of High Bentham is just a 10 minute drive and there's a train station on the Leeds/Lancaster line. Primary schools are available at Tatham Fells, Bentham and Hornby.

Both the Yorkshire Dales and Lake District National Parks are close by, along with the coast at Morecambe Bay.

### Property Information

Freehold

Council Tax Band G

EPC Rating D

Mains electricity

LPG Calor Gas central heating

Private bore hole water supply with UV filtration

Private drainage

B4RN fibre broadband

Solar panels

### Porch



Entrance porch with external door to the front aspect and skylight. Space for coats and boots. Tiled floor. Radiator.

**Kitchen/Breakfast Room 30'8" x 13'6"**  
**(9.34m x 4.12m)**



Superb, spacious family kitchen/breakfast room with windows to 3 aspects and views to gardens. Range of wall and base mounted units with complimentary worktops. Island with integral oven and hob. Gas Aga. Belfast sink. Space for fridge freezer. Integrated dishwasher. Snug area with log burning stove. Oak flooring. Radiator.

**Utility 6'3" x 9'6" (1.91m x 2.89m)**



Utility room with window to the side aspect. Built in units with complimentary worktop and stainless steel sink. Plumbing for washing machine. Space for fridge and freezer. Gas central heating boiler. Oak flooring. Radiator.

**Cloakroom**



Ground floor cloakroom with window to the rear aspect. Vanity unit with wash hand basin. WC. Oak flooring. Radiator.

**Dining Room 13'11" x 20'9" (4.24m x 6.32m)**



Family dining area with French Doors and windows to the front aspect, plus skylights. Oak flooring. Radiator.

**Living Room 14'10" x 19'11" (4.51m x 6.07m)**



Cosy living room with feature fireplace housing log burning stove. Fitted shelves. Exposed beams. Oak flooring. 2 radiators. Carpeted stairs rising to the first floor.

**Study Area/Landing 6'7" x 10'3"**  
**(2.00m x 3.12m)**



Generous landing area with window to the front aspect and skylights. Ideal space for home study. Exposed beams. Loft access. Oak flooring. Radiator.

**Bedroom 1 11'3" x 12'7" (3.43m x 3.84m)**



Good-sized double bedroom with windows to 2 aspects, including superb picture window views of garden. Exposed beams. Carpet and oak flooring. Radiator.

**En-suite Cloakroom**



En-suite cloakroom for bedroom 1 with window to the side aspect. Wash hand basin. WC. Large built in wardrobe. Oak flooring. Radiator.

**Bedroom 2 15'0" x 9'10" (4.57m x 2.99m)**



Good-sized double bedroom with windows to the side and front aspect to garden views. Exposed beams. Oak flooring. Radiator.

**Bedroom 3 13'8" x 8'6" (4.17m x 2.60m)**



Another good-sized double bedroom with windows to the side aspect. Wardrobe recess. Exposed beams. Oak flooring. Radiator.

**Bathroom 7'3" x 8'6" (2.21m x 2.60m)**



House bathroom with window to the side aspect. Bath. Separate shower cubicle. Wash hand basin. WC. Extractor. Large built in cupboard. Laminate flooring. Heated towel rail.

**Outside**

## Garage



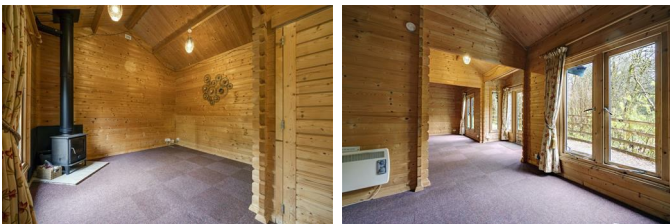
Detached garage with double doors to the parking area. Light and power. Gas boiler serving washroom. Workbenches.

## Study/Hobby/Garden Washroom 18'3" x 9'8" (5.57m x 2.95m)



A useful space ideal for detached home working or hobbies. French Doors and windows to the front aspect, plus skylights. Currently fitted out as a garden wash room with shower and WC. Fitted worktop with stainless steel sink.

## The Summer House 11'2" x 27'0" (3.41m x 8.24m)



Timber summer house with French Doors and windows to the front aspect. 2 reception rooms Log burning stove. Kitchen with

worktop and cold water sink. Cloakroom with portaloo. Light and power. Electric heaters.

## Parking



Driveway parking for 3 vehicles.

## Gardens



Charming and generous gardens with feature pond, established beds, vegetable patches, walkways and seating areas.

## Woodland



Mixed woodland strips with mature trees.

## Paddock



Good-sized paddock providing rough grazing. Timber store.

## 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

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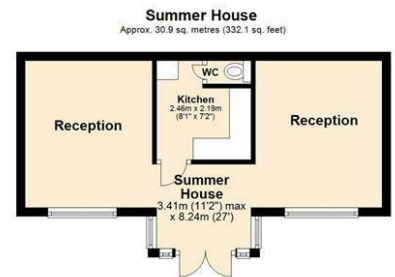
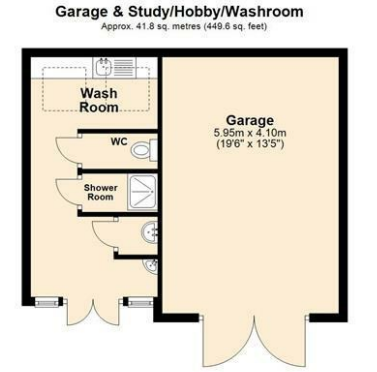
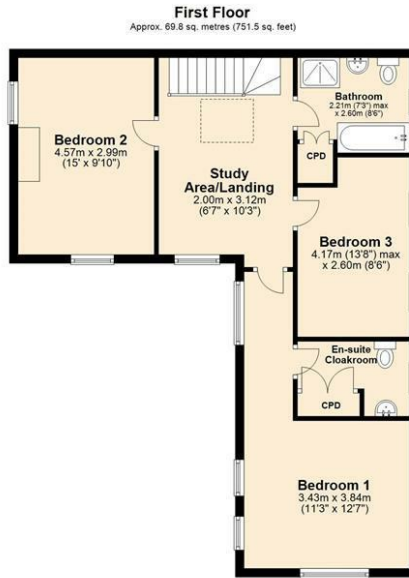
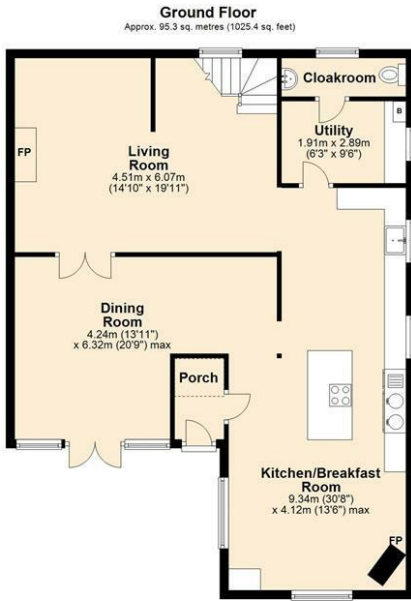
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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

## 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: approx. 237.7 sq. metres (2558.7 sq. feet)  
Mill Bridge Barn, Tatham

# Area Map



# Energy Efficiency Graph

