



Lupton

£495,000

3 Thompson Fold , Lupton, Carnforth, LA6 2PP

A beautifully presented barn conversion, adorned with modern features and contemporary design, this property is spacious and light, with bright living spaces throughout, offering flexible accommodation for a range of buyers and creating a wonderful family home.

The ground floor opens into a spacious entrance hall, leading to the generous kitchen/diner, utility and open plan living area. A handy office provides a great work-from-home space, with sperate W.C. The first and second floors showcase the four attractive double bedrooms, two of which are en suite, with a house bathroom on the second floor. Completing the picture is the well-presented, west-facing, rear garden, flagged with patio and gravelled areas for seating and enclosed for privacy.

Quick Overview

- Attractive Barn Conversion
- Four Bedrooms & Three Bathrooms
- Breakfast Kitchen & Adjoining Utility
- Generous Living Spaces
- Modern Decoration Throughout
- Well-Presented Rear Garden
- Off Road Parking
- Stunning Views
- Close Access to Transport Links & Amenities
- Ultrafast 1000 Mbps Broadband Available



4



3



1



TBC



Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3473



Kitchen



Utility



Living/Dining Area



Living/Dining Area

Property Overview

Welcome to 3 Thompson Fold, a welcoming, modern family home with flexible living spaces and surrounding wonderful views, emphasising the rural feel to this attractive development of barn conversions.

Step through the door into the light and bright entrance porch, perfect for storing coats and shoes and into the main entrance hall; a grand space with access into the living spaces. Turning right, you are welcomed into the wonderful kitchen-diner, well-fitted with attractive wall and base units, complementary worktop, one and a half ceramic sink with drainer, upstand and island unit, great as a breakfast bar for additional dining space and a door into the rear garden. Integrated appliances include a Rangemaster oven with five ring hob and extractor hood and a Neff dishwasher.

Adjoining the kitchen is a large, well-equipped utility room with stable door to the front aspect providing a great space for dogs, outdoor gear and additional storage with wall and base units, complementary worktop, one and a half stainless steel sink with drainer and space for a freestanding fridge/freezer, as well as an integrated Zanussi washing machine.

Glass doors open into the open plan living-dining area, enjoying patio doors into the garden. Boasting an attractive multi-fuel stove and space for a dining table, this home offers sociable living spaces, great for families and hosting friends for special occasions. The ground floor also houses a handy cloakroom with W.C. and pedestal sink with complementary part-tiled walls is found on the left, next to a great store room, currently used as an office for those who work from home.

Follow the stairs to the first floor where you will find the first of the four double bedrooms; bedroom one is an attractive master suite with full length wardrobe and dual aspect windows, enjoying a large front aspect bay window with views stretching beyond to Ingleborough, allowing light to flow throughout this generous double room. An attractive four piece en suite comprises a bath with hand held attachment, corner shower, vanity sink unit and W.C. with heated ladder towel radiator.

Bedroom two is located across the landing, another spacious double with front aspect views and full length wardrobe, also benefiting from an en suite with corner shower, W.C. and vanity sink, completed with a heated ladder towel radiator. Stairs lead to the second floor where you will find the additional two bedrooms; both doubles with space for additional furniture and handy under eaves



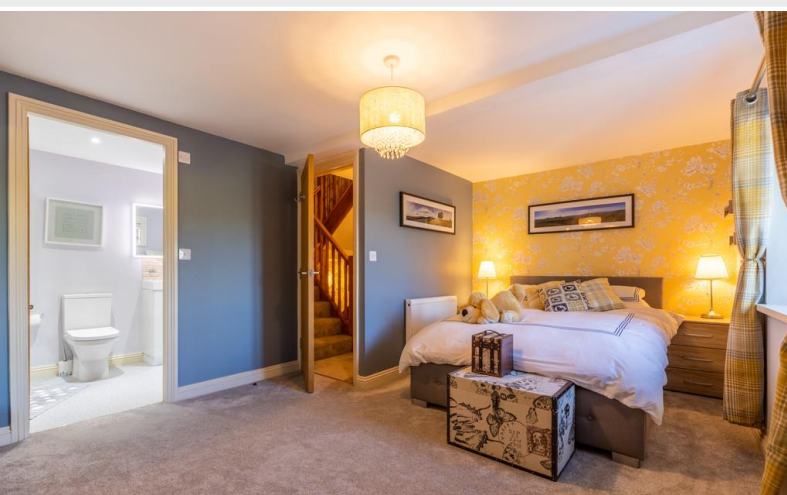
Kitchen



Living/Dining Area



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

storage. Finally, the house bathroom comprises a wall hung sink, W.C. and walk in shower.

Location

A beautiful rural setting with open countryside views. Thompson Fold is within a few minutes drive to the M6 motorway providing easy access to Southern and Northern parts, as well as local towns such as Kirkby Lonsdale and Kendal and only 20 Miles to the ever so popular Lakes District National Park.

There is a choice of primary schools within the surrounding villages and some excellent schools within easy reach, one of which is the highly regarded Queen Elizabeth Secondary School located in Kirkby Lonsdale. School buses also collect directly from Thompson Fold for both primary and secondary schools, a great bonus for families looking to move to the area.

What3words ///lecturers.instead.third

Accommodation (with approximate dimensions)

Ground Floor

Kitchen/Diner 17' 9" x 14' 5" (5.41m x 4.39m)

Utility 9' 10" x 13' 9" (3m x 4.19m)

Dining Area 10' 6" x 11' 10" (3.2m x 3.61m)

Living Area 17' 5" x 11' 10" (5.31m x 3.61m)

Study 10' 10" x 4' 11" (3.3m x 1.5m)

First Floor

Bedroom One 26' 3" x 17' 1" (8m x 5.21m)

Bedroom Two 11' 6" x 16' 11" (3.51m x 5.16m)

Second Floor

Bedroom Three 18' 5" x 17' 1" (5.61m x 5.21m)

Bedroom Four 13' 1" x 9' 10" (3.99m x 3m)

Property Information

Outside

Parking can be found at the front of the property with 3 Thompson Fold enjoying 4 allocated spaces and 2 visitor spaces.

The rear enjoys an enclosed, walled garden with flagged patio and gravel areas for outdoor seating, and, being West facing, this is the perfect spot to enjoy the sunset in an evening. There is also a summer house, great for entertaining.



Bedroom One



En Suite



Thompson Fold



Views



Views

Services

Mains water and electricity. LPG Gas. Private Drainage.

Council Tax

Westmorland and Furness Council. Band E.

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.

Meet the Team

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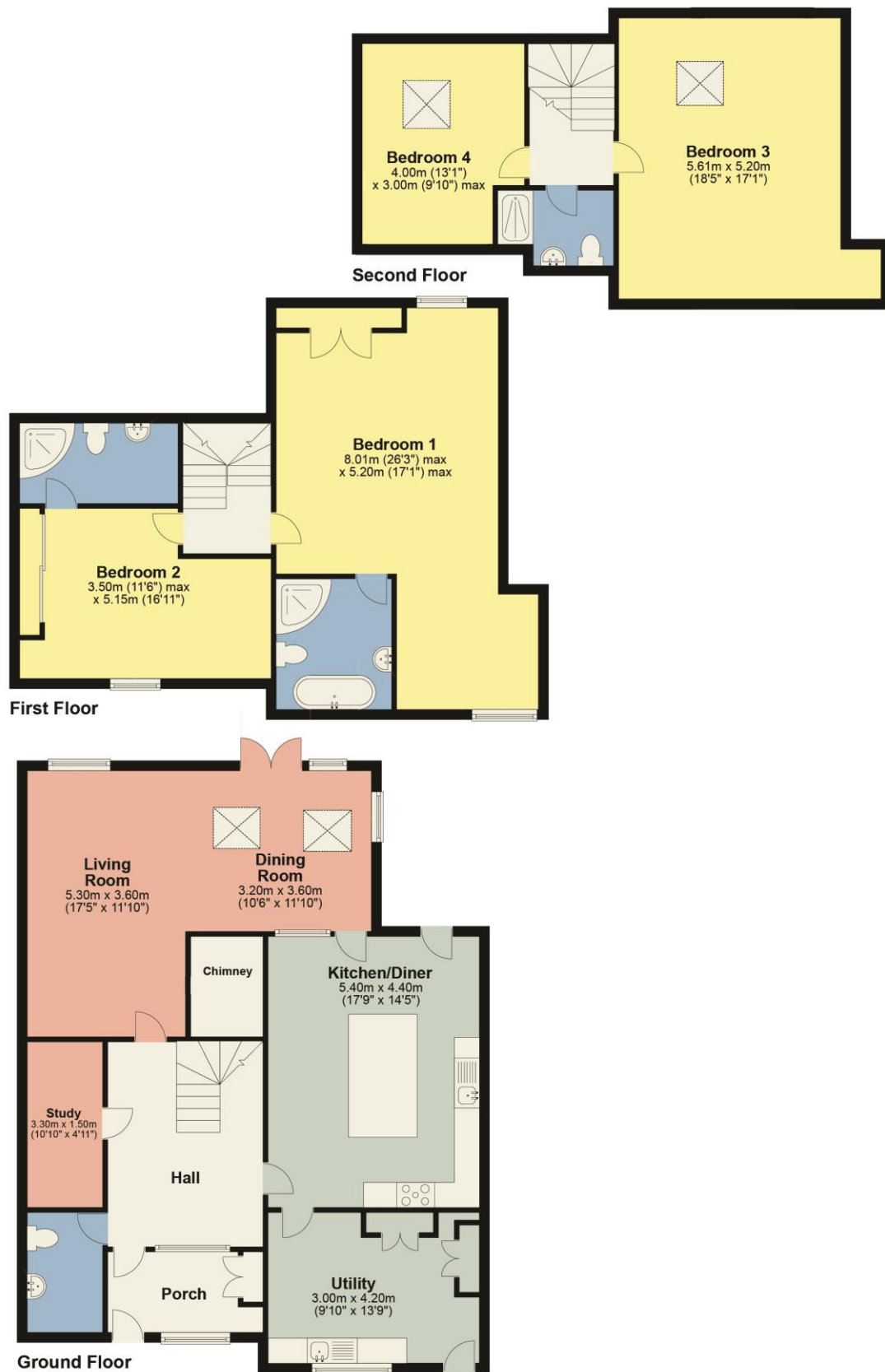


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This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KL3473

A thought from the owners...

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