

Barbon

£785,000

Banneriggs Foot, Barbon, Carnforth, LA6 2LJ

Welcome to Banneriggs Foot, where stylish living and comfort blend effortlessly to create a wonderful family home. Recently decorated throughout by the current owners, the home has been delightfully updated to cater for a wide range of buyers looking for a detached bungalow with a contemporary twist within the sought after village of Barbon.

Offering four great sized bedrooms, a generous kitchen diner, living room and garden room, completed with a large driveway and beautifully presented rear garden, this home has plenty on offer. Early viewing is highly recommended!

Quick Overview

Delightful Detached Bungalow
 Three/Four Bedrooms & Two Bathrooms
 Peaceful Village Location with Stunning Views of
 the Church & Fells Beyond
 Stylish, Contemporary Design Throughout
 Generous Living Spaces
 Large Driveway
 Beautifully Maintained Gardens
 Modern & Lavish Living
 Close to Local Amenities
 Ultrafast Broadband Available



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3501



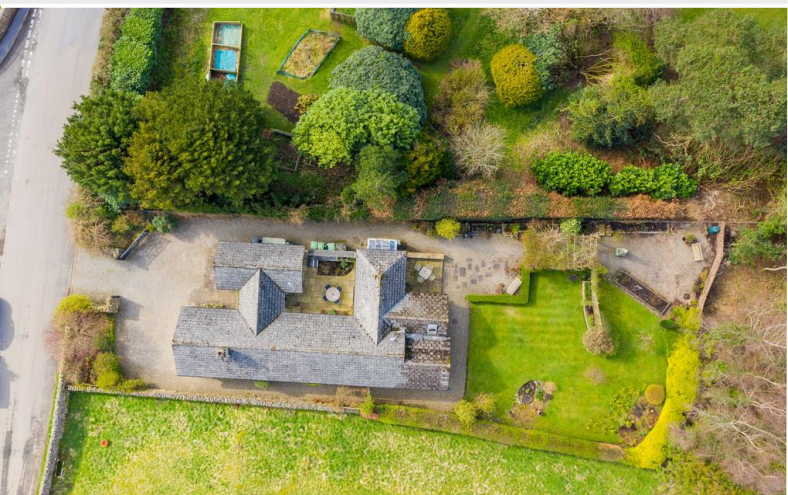
Living Room



Kitchen Dining Room



Garden Room



Aerial Shot

Property Description

Step through the door into the entrance hall where the attention to detail is apparent the moment you arrive, with the hallway showcasing engineered oak flooring leading the way to the living spaces, whilst underfloor heating adds a modern twist and can be found in the garden room and kitchen, as well as each bathroom.

Turning left, you will find the utility; newly fitted by the current owners creating the ideal space for storing coats and shoes, or kicking off muddy boots after a day of exploring. Well fitted with specially designed storage units, as well as base units with complementary work tops, one and a half stainless steel sink with drainer and space for a washing machine and drier. The utility also houses the Worcester boiler, installed in 2023 and provides access into an additional store room with great potential as a workshop. A handy cloakroom can also be found in the hallway, comprising a W.C., wall hung unit with hand wash basin and heated ladder towel radiator, ideal for guests.

To the right of the hallway, you are welcomed into the generous living room; a wonderfully light and bright space with dual aspect windows to the front and side with spectacular views of the church and fells beyond. Nestled within the exposed stone hearth, the feature Clearview wood burning stove sets a cosy tone for settling down with family on those cooler evenings.

Follow the hallway into the real hub of the home; the show-stopping kitchen dining room. Newly fitted in 2023 by the current owners, the kitchen is a Schuller Next 125 from Butlers Interiors, comprising an array of Siemens appliances, as well as a Schock sink and Quooker tap. Well fitted with wall and base units, complementary worktops and upstand, the integrated Siemens appliances include; a fridge freezer, two ovens and grill, induction hob with extractor over and dishwasher. Two large windows flood the room with light and provide wonderful views over to the church and fells, with feature exposed stone wall and ample space for a dining table to enjoy meals with friends and family.

The sleeping accommodation is well appointed, offering four great sized bedrooms. Bedrooms two and three are both double rooms with ample space for additional furniture to suit, with bedroom two enjoying a dual aspect with patio doors opening into the rear garden. Bedroom four makes an ideal single room, also enjoying double doors opening outside, but with great potential as a study for those who work from home. With each bathroom being newly fitted, the main bathroom comprises a walk in shower with waterfall shower head and hand held attachment, W.C., wall hung vanity sink unit, heated ladder towel radiator, Villeroy Boch sanitary ware and finished with complementary tiled walls and floor. Bedroom one offers a generous double room to the rear with dual aspect windows overlooking the garden, with a dressing area providing built in wardrobes for ample storage. The attractive en suite comprises a walk in shower with waterfall shower head and hand held attachment, a wall hung vanity sink unit, W.C., heated ladder towel radiator, Villeroy Boch sanitary



Kitchen Dining Room



Living Room



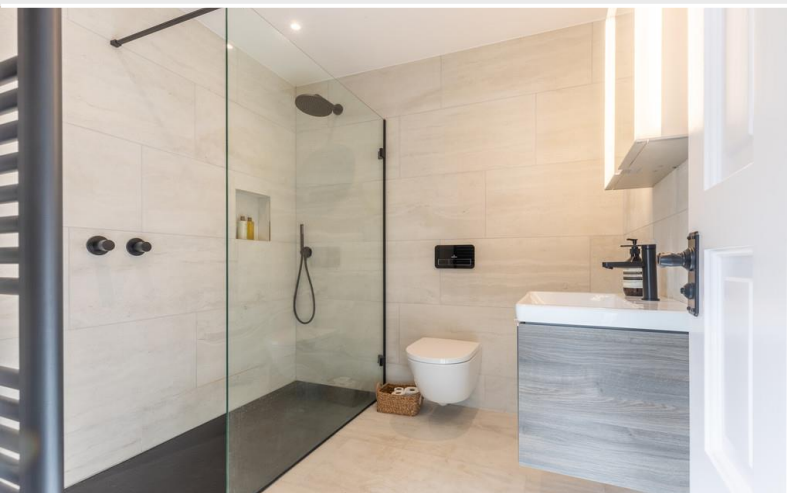
Bedroom Two



Bedroom Three



Bedroom Four



Family Shower Room

ware and complementary tiled walls and floor.

Finally, you are lead into the garden room; a real sun trap with patio doors into the garden, creating a seamless blend outside and offering an additional space to sit and enjoy a good book, or to entertain friends and family all year round.

Accommodation (with approximate dimensions)

Utility 13' 1" x 9' 3" (3.99m x 2.82m)

Workshop 10' 8" x 4' 11" (3.25m x 1.5m)

Living Room 16' 1" x 11' 9" (4.9m x 3.58m)

Kitchen/Dining Room 21' 5" x 11' 2" (6.53m x 3.4m)

Garden Room 11' 8" x 10' 10" (3.56m x 3.3m)

Bedroom One 12' 0" x 11' 6" (3.66m x 3.51m)

Bedroom Two 12' 0" x 10' 8" (3.66m x 3.25m)

Bedroom Three 11' 8" x 9' 8" (3.56m x 2.95m)

Bedroom Four/Study 11' 8" x 6' 9" (3.56m x 2.06m)

Property Information

Garden

A beautifully maintained, well-stocked garden, lovingly developed by the current owners. There are raised beds and established, stunning rose arbours and trellising. With gravel and patio areas for outdoor seating and pergolas, planted borders and an array of flowers complement the generous lawn, creating a serene setting with views over the fields to the church and fells beyond. The garden creates a great extension to the internal living and offers a

great space for hosting friends and family in the summer months.

There is also a greenhouse for the keen gardener, and a separate patio area accessed via a side door in the hallway for additional outdoor seating and a log store.

Parking

A gravelled driveway offers ample off road parking for several cars.

Services

Mains gas, water and electricity. Electric Car Charging point. Private septic tank drainage.

Council Tax

Westmorland and Furness Council. Band F.

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.



Bedroom One



En Suite



Garden



Rear Aspect



OS Map

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Meet the Team

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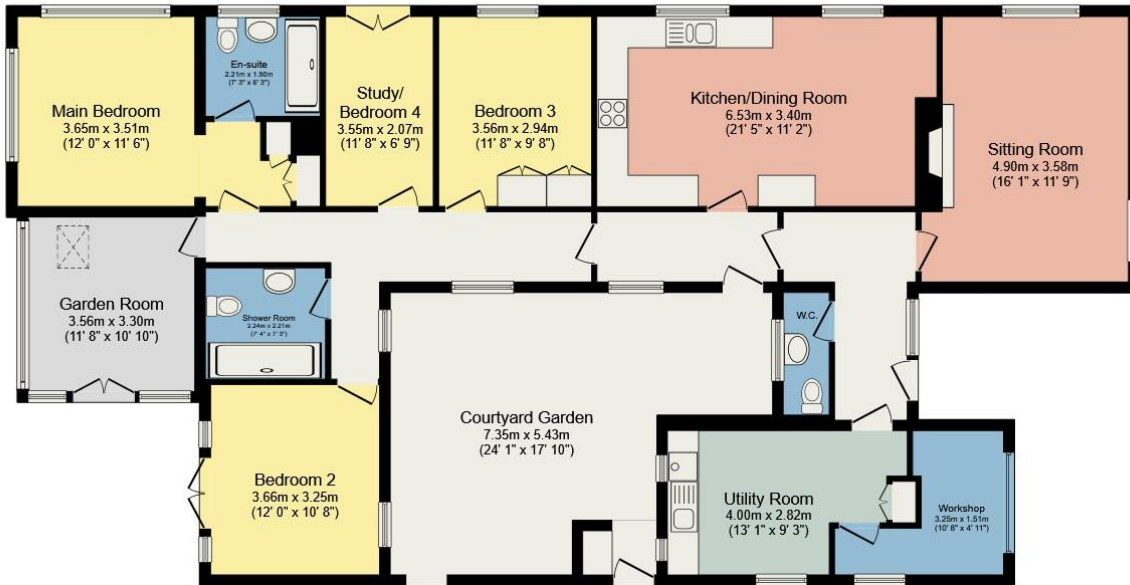
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Barbon, Carnforth



Total floor area 193.9 m² (2,088 sq.ft.) approx

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.

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