



## Sedbergh

£450,000

Birks Barn, Birks Lane, Sedbergh, LA10 5HQ

Welcome to Birks Barn; a charming character home set on the outskirts the popular town of Sedbergh, surrounded by the picturesque Howgills with uninterrupted countryside and local amenities on the doorstep. Offering three bedrooms, two bathrooms and two reception rooms, along with a kitchen, garage and beautiful gardens, this home is certainly not one to miss!

Located in the heart of the Yorkshire Dales National Park, Sedbergh boasts a variety of independent shops, cafes, and restaurants, ensuring convenience and a vibrant community. There is also a primary school, a library, and a community centre, providing a strong sense of community and a range of activities for residents of all ages.

### Quick Overview

- Charming Grade II Listed Home
- Three Bedrooms & Two Bathrooms
- Generous Living Spaces
- Close to Local Amenities
- Idyllic Countryside Location
- Off Road Parking
- Beautifully Presented, Generous Gardens
- No Onward Chain
- Traditional Features Throughout
- Ultrafast Broadband Available



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B4RN  
Broadband



Off Road  
Parking

Property Reference: KL3557





Entrance Hall



Snug



Kitchen/Living Room



Living Room

## Property Overview

Step through the door into the entrance hall where the sense of character and charm is immediately apparent, with the flagged stone floor and original beam welcoming you in. A handy under stairs cupboard provides space for storage as well as an additional cupboard by the front door.

On the right of the entrance hall is the snug, a cosy room with two windows to the front aspect and focal point log burner with a stone surround, ideal for those cooler evenings, as well as boasting traditional beams for a charming feel. To the left of the entrance hall is the utility, fitted with base units, a sink and space for a washing machine and housing the Worcester boiler. A handy cloakroom with sink and W.C. can also be found here. The utility provides access into the garage. The garage is a fantastic workshop space.

Follow the stairs to the first floor where you are welcomed to the main living spaces and master bedroom. The living room enjoys space for a dining table, with patio door and floor to ceiling windows opening into the garden, filling the space with light and creating a seamless blend outside, ideal for entertaining throughout the summer months. Follow into the kitchen which comprises; wall and base units, complementary worktops with a tiled splashback and a stainless steel sink.

Across the landing you will find bedroom one; a generous double with feature beams and space for additional furniture as desired. The handy en suite comprises a shower, pedestal sink and W.C. with part tiled walls and storage cupboard for housing essentials.

Following the stairs to the second floor. Bedroom two would lend itself as an ideal twin room and has a handy integrated wardrobe and rear aspect window boasting views over the garden. A further room on this floor enjoys a feature gallery landing over the living room, with great potential as a study or third bedroom with built in deep wardrobes and views over the garden. Finally, the family bathroom comprises a bath with electric shower over, W.C. and pedestal sink.

The real show stopper to this home is the beautifully maintained rear garden; boasting an array of mature shrubs, flowers and fruit trees, there is also a vegetable patch for the keen gardener and a patio for outdoor seating. A handy shed provides storage for outdoor essentials, and steps lead to a generous lawn area, lined with hedges for privacy and boasting views to the Howgills beyond.

Offering generous living with potential to really make this home your own, Birks Barn would suit a range of buyers from growing families to those looking for a charming property within a peaceful, sought after location. If you feel this may





Living Room



Kitchen





Bedroom One



Bedroom Two



Family Bathroom



Bedroom Three/Study

be the one for you, please don't hesitate to give us a call.

### Accommodation (with approximate dimensions)

#### Ground Floor

Snug 16' 4" x 10' (4.98m x 3.05m)

Garage 18' 9" x 10' 2" (5.72m x 3.1m)

#### Utility

#### First Floor

Living/Dining Room 17' 9" x 16' 3" (5.41m x 4.95m)

Kitchen 15' 6" x 5' 7" (4.72m x 1.7m)

Bedroom One 16' 9" x 9' 7" (5.11m x 2.92m)

#### Second Floor

Bedroom Two 16' 2" x 10' 4" (4.93m x 3.15m)

Study/Bedroom Three 17' 10" x 16' 3" (5.44m x 4.95m)

#### Parking

Off road parking.

#### Services

Mains gas, water and electricity. Septic tank 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.

#### What3Words Location

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#### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Elevated Front Aspect



Garden and Grounds





Gardens and Grounds



Garden and Grounds



## Meet the Team

### Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111  
Mobile: 07971 911357  
richardharkness@hackney-leigh.co.uk



### Claire Tooke

Sales Team

Tel: 015242 72111  
kirkbysales@hackney-leigh.co.uk



### Matilda Stuttard

Sales Team

Tel: 015242 72111  
kirkbysales@hackney-leigh.co.uk



### Naomi Price

Viewing Team

Tel: 015242 72111  
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week  
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dedicated viewing team  
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Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



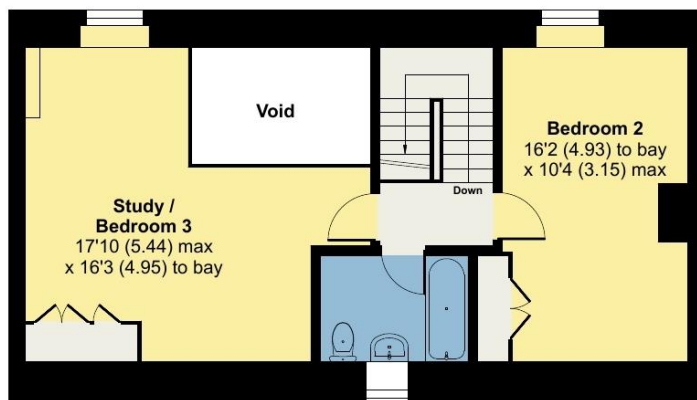
## Birks Lane, Sedbergh, LA10

Approximate Area = 1491 sq ft / 138.5 sq m (exclude void)

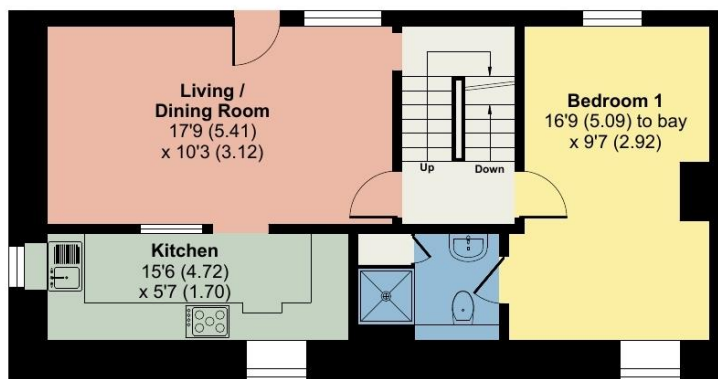
Garage = 221 sq ft / 20.5 sq m

Total = 1712 sq ft / 159 sq m

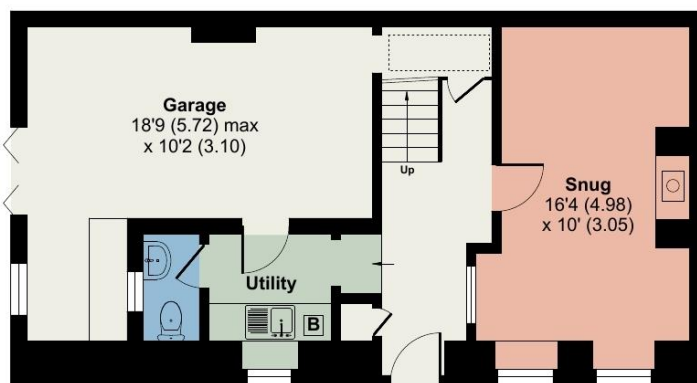
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Hackney & Leigh. REF: 1175728

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