







# Beech House

Barbon, LA6 2LJ

Welcome to Beech House, a delightful residence within the picturesque village of Barbon, offering an exquisite blend of elegance and charm. This splendid home boasts generous, well-appointed accommodation throughout, complemented by ample off-road parking, a triple garage and peaceful garden.

## Quick Overview

- Delightful country residence
- Generous, well appointed accommodation
- Traditional features throughout
- Peaceful village location
- Uninterrupted views to the Barbon Fells
- Ample off road parking
- Triple garage
- Private lawn garden
- Close to local amenities
- B4RN broadband available







# Welcome

Upon entering, you are greeted by the entrance hall, providing access to the ground floor living spaces, complete with a cloakroom and W.C., under-stairs cupboard and staircase leading to the first floor with an Acorn stairlift. The ground floor also includes a versatile office space, perfect as a fourth guest bedroom with a window to the front aspect, along with a handy utility room featuring a boiler cupboard, sink, and convenient outdoor access.

## Specifications

**Entrance Hall**  
16'7" x 8'8"  
(5.05m x 2.64m)

**Bedroom Four / Office**  
13' 2" x 12' 4"  
(4.01m x 3.76m)







## Traditional Comforts

### Specifications

Living Room  
20' 6" x 19' 2"  
(6.25m x 5.84m)

The main living area offers comfort and traditional charm, beginning with the living room. This inviting space features dual aspect windows and patio doors that open into the garden, allowing natural light to flood in. The room is adorned with feature beams and a bespoke fireplace with a stone mantle and gas effect fire, creating a cosy atmosphere for evenings at home.



# The Heart of the Home

At the heart of the home lies the kitchen/dining room, capturing unrivalled views of the Barbon Fells. This expansive area accommodates a large dining table, making it ideal for family gatherings and entertaining. The kitchen is well-equipped with wall and base units and an island, complementary worktops and a stainless steel sink with drainer, with integrated appliances including an AGA, oven and grill. A door conveniently opens into the garden, perfect for al fresco dining.

## Specifications

Kitchen / Dining Room  
21' 4" x 14' 9"  
(6.5m x 4.5m)

Utility  
12' 6" x 7'  
(3.81m x 2.13m)







# Charming Bedrooms

## Specifications

### Bedroom One

20' 9" x 19' 2"

(6.32m x 5.84m)

### Bedroom Four

13' 5" x 11' 5"

(4.09m x 3.48m)

### Bedroom Three

13' 4" x 9' 9"

(4.06m x 2.97m)

Ascending to the first floor, you'll find three double bedrooms, each with integrated wardrobes and charming feature beams. The family shower room is elegantly designed with a walk-in shower, W.C., and pedestal sink, whilst the main bedroom boasts a well appointed four-piece en suite, complete with a bath, corner shower, W.C., and dual hand wash basin.





# Delightful Views

Outside, the property offers a gravel driveway with ample parking, a lawn area with space for seating and views to the fells beyond, along with a triple garage equipped with light and power, providing additional parking and storage solutions. There are also stairs to the rear of the property leading into a cellar providing additional storage space.

## Specifications

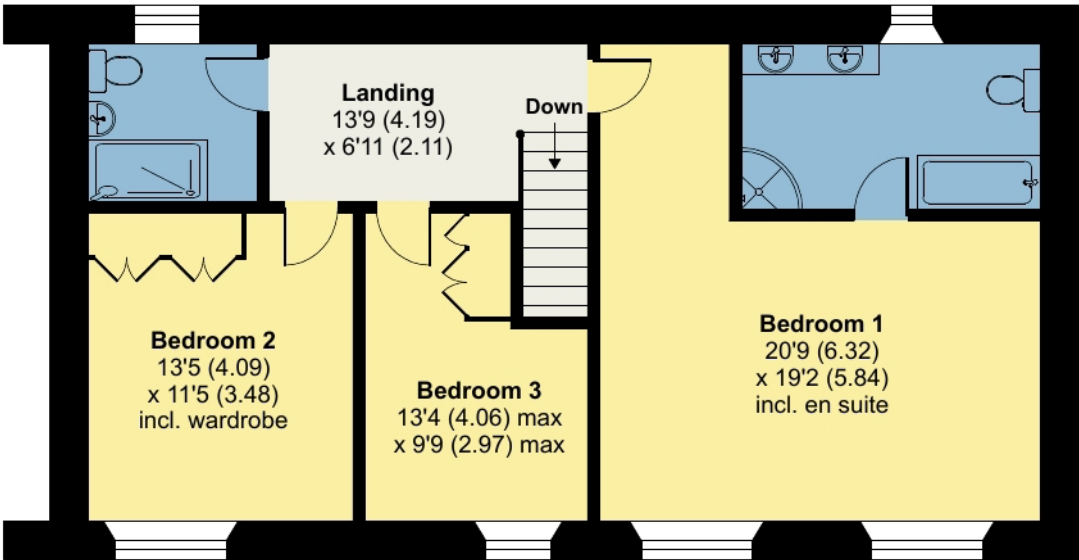
Garage  
29' 8" x 19' 2"  
(9.04m x 5.84m)

This home is a true delight, offering a harmonious blend of elegance, comfort, and practicality. A reluctant sale for the current owner who is now looking to downsizing, meaning Beech House is now ready and waiting for a new owner to make it their own.

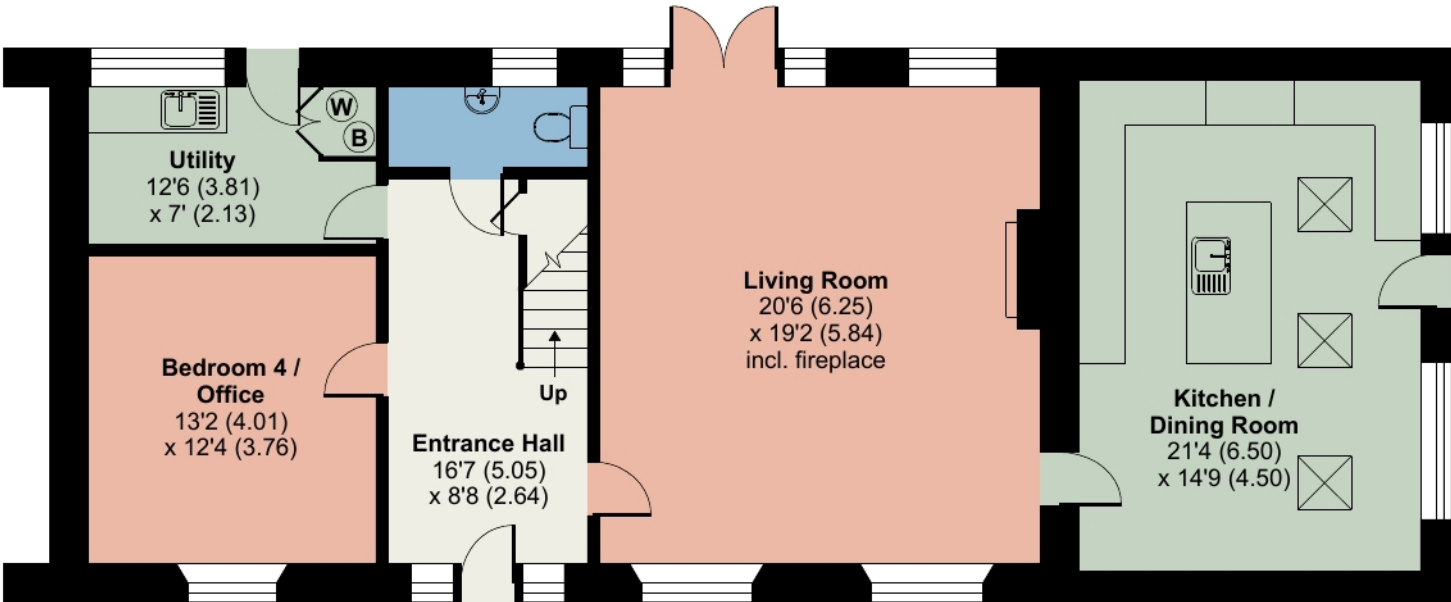




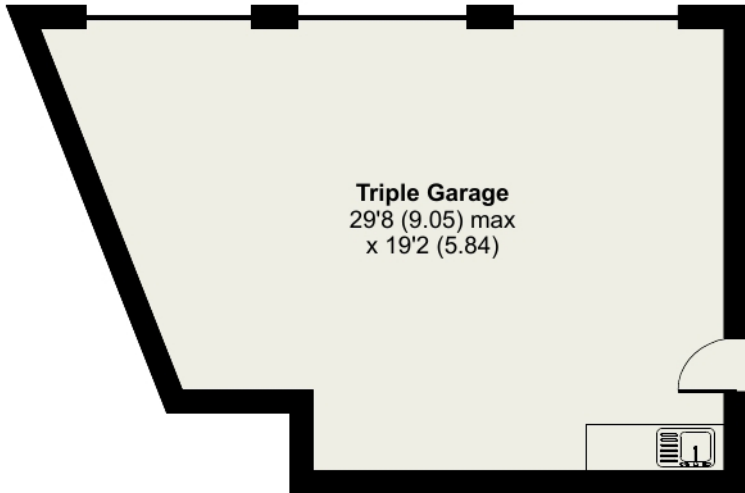
# Floorplan & Boundary



FIRST FLOOR



GROUND FLOOR



## Beech House, Barbon, Carnforth, LA6

Approximate Area = 2058 sq ft / 191.2 sq m  
Garage = 478 sq ft / 44.4 sq m  
Total = 2536 sq ft / 235.6 sq m

For identification only - not to scale

# Important Information

## Parking:

A driveway provides off road parking for a number of cars.

## Garage:

A triple garage with light and power provides ample storage and additional parking.

## Tenure:

Freehold (Vacant possession upon completion).

## Council Tax:

Band D - Westmorland and Furness Council.

## Services:

Mains gas, water and electricity. Shared septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

## Energy Performance Certificate:

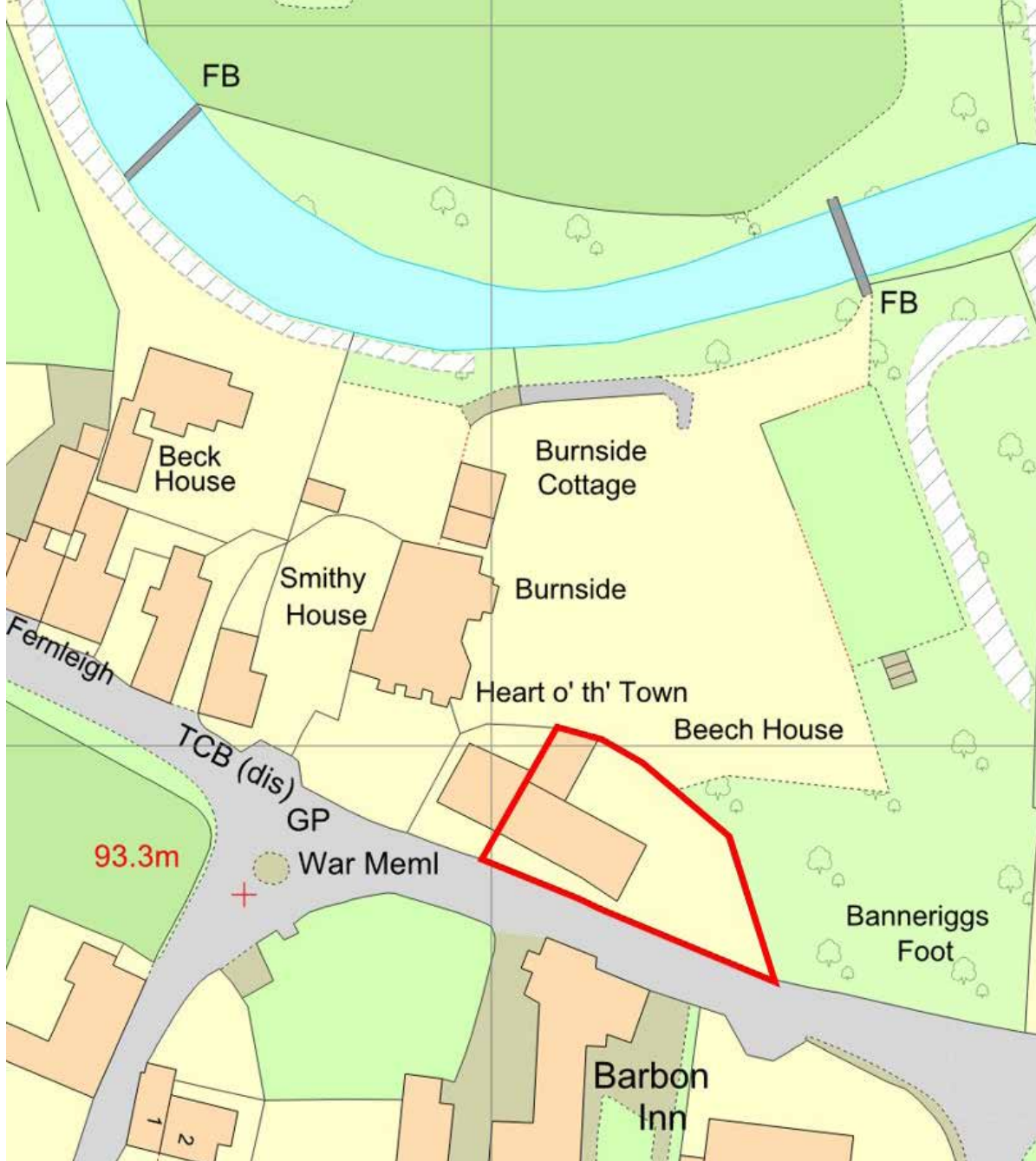
The full Energy Performance Certificate is available on our website and also at any of our offices.

## What3Words:

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## Viewings:

Strictly by appointment with Hackney & Leigh.



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## Viewings

Strictly by appointment with Hackney & Leigh  
Kirkby Lonsdale Office.

To view contact our office:

Call us on 015242 72111

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