



The Old Sawmill



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Rigmaden, Mansergh, LA6 2ET

Welcome to The Old Sawmill, an enchanting five bedroom barn conversion within the picturesque hamlet of Mansergh. Just a 15-minute drive from the charming town of Kirkby Lonsdale, this exquisite home offers beautifully presented, generous accommodation, with traditional features that exude warmth and character.

Quick Overview

- Beautifully presented barn conversion
- Generous, well-appointed accomodation throughout
- Unrivalled views
- Charming character features
- Wonderful family home
- Peaceful country garden
- Shared driveway & off-road parking
- Integrated garage
- Idyllic countryside location
- Ultrafast broadband available



Welcome

As you approach, follow the shared driveway leading to the property, with off road parking for up to three cars. Firstly, you are welcomed by the delightful country garden, laid to lawn with vibrant planted borders and a sun-soaked patio, perfect for leisurely afternoons.





Character & Charm

Specifications

Living Room
21' 1" x 18' 1"
(6.43m x 5.51m)

Step inside to a grand entrance hallway, where tiled flooring and a vaulted ceiling set an inviting tone. To the left, a cloakroom provides ample space for coats and shoes, complete with a W.C. and hand wash basin, ideal for guests. On the right, the drawing room welcomes you with its open fireplace with multi-fuel stove and feature stone surround. Vaulted ceilings and beams add to the room's charm, while patio doors and a side window flood the space with natural light.



The Heart of the Home

Double doors lead to the dining room, offering wonderful views to the rear and seamlessly connecting to the kitchen through an archway. The kitchen is a family-friendly space, featuring wall and base units, complementary worktops, and a breakfast bar. Integrated appliances include a Bosch dishwasher, Neff oven, and a four-ring induction hob with extractor hood, alongside an integrated fridge. A handy utility room adjoins, providing additional storage and space for a washing machine and dryer.

Specifications

Dining Room

19' 7" x 13' 7" (5.97m x 4.14m)

Kitchen

13' 5" x 12' 10" (4.09m x 3.91m)

Utility

13' 5" x 6' 0" (4.09m x 1.83m)





Luxurious Bedrooms

Specifications

Bedroom Five / Study
20' 2" x 11' 7" (6.15m x 3.53m)

Bedroom One
19' 0" x 13' 5" (5.79m x 4.09m)

Bedroom Two
17' 3" x 12' 3" (5.26m x 3.73m)

Bedroom Three
13' 3" x 11' 11" (4.04m x 3.63m)

Bedroom Four
13' 5" x 7' 11" (4.09m x 2.41m)

Upstairs, bedroom five serves as a versatile space, providing an ideal guest bedroom, currently utilised as a home office with Velux windows and a bespoke storage unit.

The lower ground floor offers the further four bedrooms. Bedroom one is a large master suite with space for a double bed and furniture as desired, as well as space for additional furniture and a door opening to a small garden area that has shared access for the neighbouring property, ideal for enjoying a morning coffee. The tasteful four piece en suite, recently updated by the current owner comprises a walk in shower, W.C., bidet and vanity sink with part tiled walls and flooring.

Bedrooms two, three and four also enjoy double bedrooms with side aspect windows, while bedroom four benefits from a bespoke oak integrated wardrobe. Finally, the main bathroom comprises a bath with shower over, W.C. and pedestal sink with a dressing area.



A Lifestyle Opportunity

All in all, The Old Sawmill is an exquisite property blending timeless charm with modern comforts, offering a tranquil country lifestyle amidst spectacular countryside views. This is an unmissable opportunity-early viewings are highly encouraged!

Specifications

Garage
21' 2" x 11' 10"
(6.45m x 3.61m)

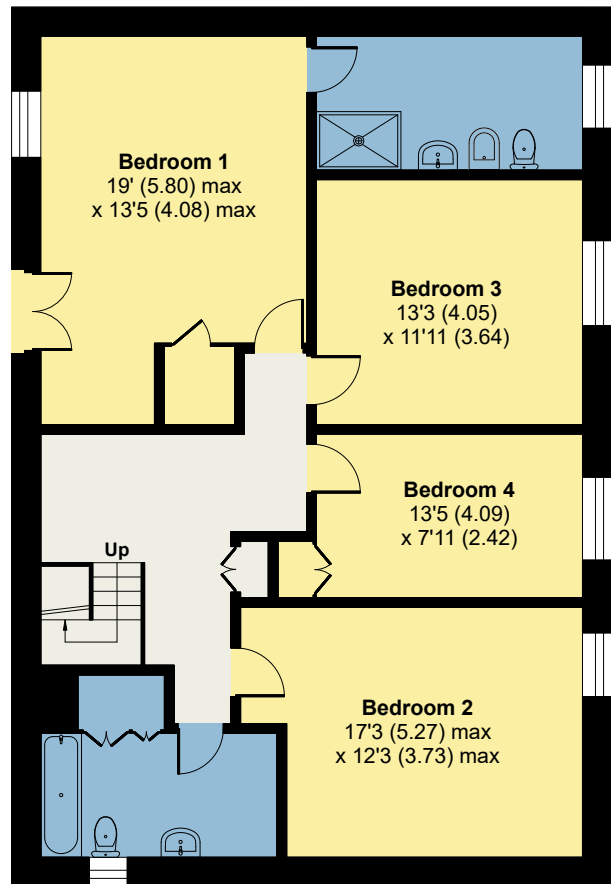
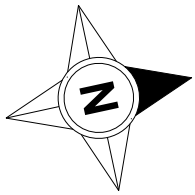


Floorplan & Boundary

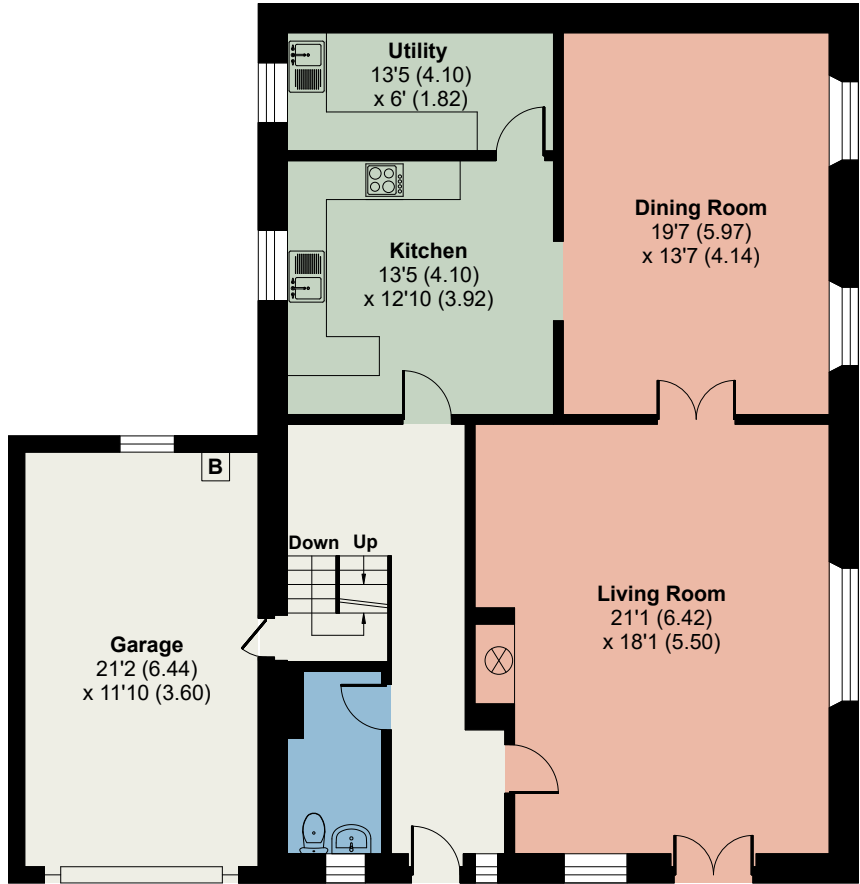
The Old Sawmill, Rigmaden, Mansergh, Carnforth, LA6

Approximate Area = 2511 sq ft / 233.2 sq m
Garage = 248 sq ft / 23 sq m
Total = 2759 sq ft / 256.2 sq m

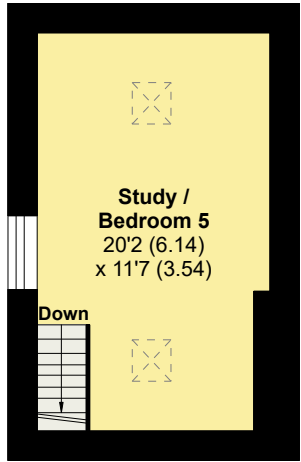
For identification only - not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Important Information

Parking:
A shared driveway with the neighbouring property leads to The Old Sawmill, with off road parking for up to 3 cars.

Garage:
With an up and over door, light and power.

Tenure:
Freehold (Vacant possession upon completion).

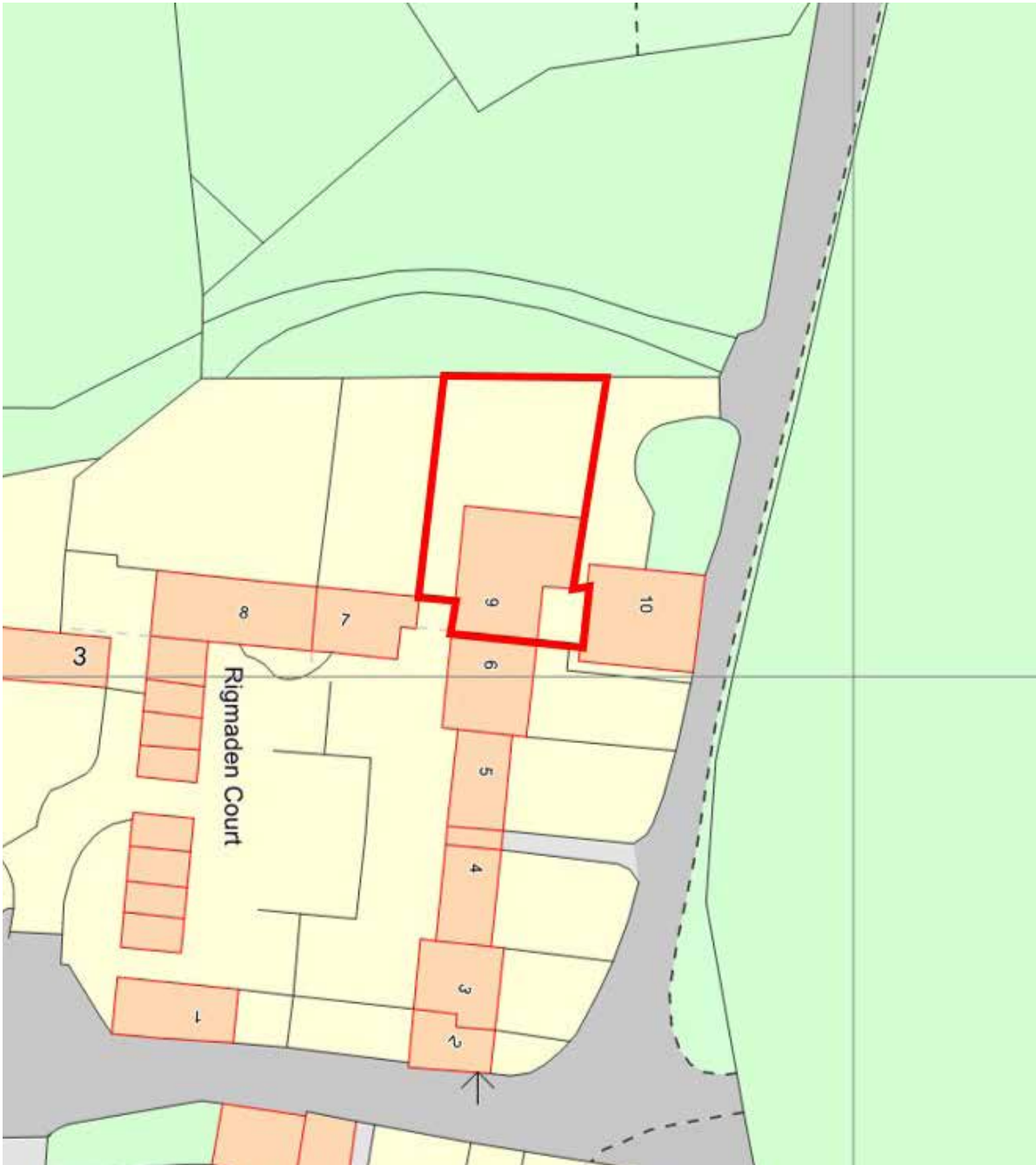
Council Tax:
Westmorland and Furness Council - Band G.

Services:
Mains electricity. Shared Spring water supply. Oil fired heating. 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:
///improves.blazers.radiating

Viewings:
Strictly by appointment with Hackney & Leigh.



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An aerial photograph of a large, multi-story residential property. The house has a dark, gabled roof and light-colored walls. It features a large front garden with green grass and some trees. A paved driveway leads to the house, where a white van and a blue car are parked. The property is surrounded by other greenery and a fence line is visible in the background.

**HACKNEY
& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh
Kirkby Lonsdale Office.

To view contact our office:

Call us on 015242 72111

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