



Killington

£595,000

Killington Hall Barn, Killington, Carnforth, LA6 2HA

Discover the charm of Killington Hall Barn, a semi-detached house in the serene and convenient countryside of Killington. This unique property offers a harmonious blend of rustic charm and modern living, featuring four well appointed bedrooms and ample space for both relaxation and entertainment. Set in a vibrant community with a welcoming village hall, Killington Hall Barn is perfectly positioned just 4 miles from Junction 37 to the west and Sedbergh to the east, with Oxenholme Railway Station a mere 15-minute drive away. This property provides the ideal balance of tranquillity and accessibility, making it a perfect retreat for those seeking a peaceful lifestyle without sacrificing convenience.

Killington is a haven for those seeking an idyllic rural lifestyle, with a variety of footpaths inviting endless exploration of the picturesque landscape. Nearby Sedbergh, a bustling town at the foot of the Howgills, boasts the renowned Sedbergh School and a variety of independent shops, eateries, and essential amenities, including doctors, dentists, and good schooling.



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Superfast
Broadband



Off Road
Parking

Quick Overview

Semi-Detached Barn Conversion

Four/Five Bedrooms & Two Bathrooms

Charming Features Throughout

Open Plan Kitchen/Living/Dining Room

Outbuilding

Well Appointed Accommodation

Set in a quiet rural village within the Yorkshire

Dales National Park

Off Road Parking

Delightful Gardens

Superfast Broadband Available

Property Reference: KL3624



Entrance Hall



Open Plan Kitchen/Living/Dining Room



Kitchen



Study/Bedroom Five

Step inside Killington Hall Barn to find an inviting entrance hall with a stone-flagged floor and storage cupboard. The living room, rich in character, features a charming log burner, additional storage and a door leading outside. To the left of the entrance hall, the open-plan kitchen, living, and dining area is perfect for entertaining or family gatherings having patio doors leading to the rear garden. Complete with a kitchen island, complementary worktops with sink unit and space for other appliances. The garage was converted to a study/bedroom and subject to consents could be an excellent utility and downstairs bathroom.

Upstairs, four bedrooms await, including a main bedroom with an en-suite shower room, and two additional double bedrooms offering countryside views. The fourth bedroom serves as an office or hobby room but could be an excellent single child's bedroom while the family bathroom features a modern three-piece suite with a bath, sink and W.C.

Outside, the property boasts a shippoon, ideal for storage or potential conversion into a holiday let (subject to consents). The sweeping driveway offers ample parking, while the rear garden off the kitchen featuring a gravelled area for alfresco dining.

A bridge crosses a beck to a delightful decking area, perfect for enjoying the tranquil sounds of the water. A few stone steps lead down to a lawn area with a sunken seating, showcasing perfect countryside views with the Howgills as a backdrop.

This property is a rare gem, perfect for families or remote workers or those looking for a peaceful lifestyle.

Accommodation with approximate dimensions:

Ground Floor

Kitchen/Living/Dining Room 27' 7" x 15' 11" (8.41m x 4.85m)

Living Room 26' 7" x 16' 4" (8.1m x 4.98m)

Study/Bedroom Five 18' 3" x 17' 11" (5.56m x 5.46m)

First Floor

Bedroom One 16' 2" x 10' 0" (4.93m x 3.05m)

Bedroom Two 14' 10" x 8' 7" (4.52m x 2.62m)

Bedroom Three 11' 8" x 7' 9" (3.56m x 2.36m)

Bedroom Four 8' 7" x 7' 10" (2.62m x 2.39m)



Open Plan Kitchen/Living/Dining Room



Living Room



First Floor Landing



Bedroom Two



Bedroom Three



Bedroom Four

Property Information

Parking

Off road parking for several cars.

Shippin

A traditional farm building perfect for storage or conversion (subject to consents).

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Westmorland and Furness Council - Band G

Services

Mains water and electricity. Septic tank drainage. Electric storage heating.

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.

N.B.

Please note the property has a footpath right of way across the driveway. For more information please contact our office.

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).



Bedroom One



Ensuite



Rear Aspect



Garden

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015242 72111** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hall Barn, Killington, Carnforth, LA6

Approximate Area = 1896 sq ft / 176.1 sq m

Outbuilding = 542 sq ft / 50.3 sq m

Total = 2438 sq ft / 226.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1278929

A thought from the owners..."Killington has been a fantastic place to raise our family. It is peaceful and quiet with a lovely, friendly community. It is ideally situated for both the Yorkshire Dales and the Lake District National Park, whilst at the same time offering excellent transport links for when you have to leave! The local schools are fantastic. The views are unspoiled and astonishing. We will miss living here enormously."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/04/2025.