



Barbon

£595,000

Coney Croft, Barbon, Carnforth, LA6 2LN

Set in the sought after village of Barbon, Coney Croft is a four bedroom detached home offering generous accommodation, beautiful views and outdoor space. It is ideal for those looking to put their own stamp on a home in a picturesque, rural setting.

Quick Overview

Wonderful Detached Home
Breakfast Kitchen & Two Reception Rooms
Light & Bright Throughout
Scope for Modernisations
Countryside Views
Beautifully Maintained Front Garden
Sought After Village Location
Close to the Market Town of Kirkby Lonsdale
No Onward Chain
B4RN Broadband Available



4



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TBC



Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3675



Entrance Hall



Kitchen



Living Room



Bedroom Four/Study

The property enjoys a paved driveway with off road parking which has shared access with the neighbouring property, and a beautifully maintained front garden with planted borders, a lower tier and open views across the adjoining field. To the left of the property, a public footpath runs alongside, providing access to scenic walks through the surrounding countryside. To the side, a patio provides a perfect space for outdoor seating and entertaining, while a gravel path leads to the rear where a small stream adds a peaceful backdrop.

Step inside to a welcoming entrance hall. To the left, the breakfast kitchen is fitted with modern wall and base units, worktops and a tiled splashback. Integrated appliances include a Neff oven and microwave, dishwasher and fridge freezer. A window looks out to the front garden and a side door provides direct access to the driveway.

Also on the ground floor is a versatile fourth bedroom or study, ideal for guests or home working, with a rear aspect window. Adjacent is a cloakroom with further access to a downstairs shower room with W.C., sink and shower. The separate dining room opens into a bright conservatory with lovely views over open fields to the fells beyond, and doors to the patio. The living room enjoys an open fireplace with brick surround and mantle, and sliding doors that make the most of the views.

Upstairs, the landing includes under eaves storage and an airing cupboard. Bedroom one is a generous double room with built in storage and far reaching views. Bedroom two is also a double, while bedroom three is a comfortable single. The family bathroom includes a bath with shower over, pedestal sink, W.C., towel radiator and a window to the rear.

While ready for updating, Coney Croft offers excellent potential for a new owner to personalise and create a beautiful home in a peaceful and highly desirable location.

Accommodation with approximate dimensions

Ground Floor

Kitchen 15' 9" x 11' 11" (4.8m x 3.63m)

Living Room 16' 9" x 11' 11" (5.11m x 3.63m)

Dining Room 11' 10" x 11' 11" (3.61m x 3.63m)

Sun Room 12' 4" x 11' 0" (3.76m x 3.35m)

Bedroom Four/Study 12' 11" x 11' 11" (3.94m x 3.63m)

Cloakroom 8' 3" x 3' 8" (2.51m x 1.12m)

First Floor

Bedroom One 16' x 10' 10" (4.88m x 3.3m)

Bedroom Two 8' 9" x 11' 10" (2.67m x 3.61m)

Bedroom Three 8' 8" x 11' 10" (2.64m x 3.61m)



Living Room



Sun Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Property Information

Parking

Driveway provides off road parking.

Please note, the driveway provides a right of access to the neighbouring property.

There is also a garage with up and over door, light and power.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Westmorland and Furness Council. Band F.

Services

Mains gas, water and electricity. Private 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:

///inflates.dynamics.landscape

Viewings

Strictly by appointment with Hackney & Leigh.

N.B.

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

Please note, the current owner is currently in the process of purchasing the parcel of land behind the property. Once this has been purchased, this will be included within the sale of Coney Croft. Please contact the office for further information.

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).



Front Garden



Coney Croft



Living Room



Dining Room

Request a Viewing Online or Call 015242 72111

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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Approximate total area⁽¹⁾

148.4 m²
1595 ft²

Reduced headroom

1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Disclaimer

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 17/10/2025.

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