





Mill Bank

Kirkby Lonsdale, Carnforth LA6 2DG

This beautiful detached farmhouse is set in an idyllic rural setting on the outskirts of the popular village of Whittington and only a short drive from the sought after market town of Kirkby Lonsdale. Set in a generous proportion of 14.83 acres of land, Mill Bank enjoys peaceful style living with local amenities on the doorstep.

With no agricultural restrictions there is a wealth of opportunities for the new owners to really make the most of this fantastic property and its extensive outbuildings.

The farmhouse itself harbours a welcoming feel with a wealth of traditional features including coving to the ceiling, exposed stone walls and deep bay windows throughout. Enjoying a kitchen with utility, dining room and three double bedrooms, one en suite and family bathroom, this home has plenty on offer. With wrap around land comprising fields to the front, side and rear, private garden area and south facing orchard with fruit trees and three out barns with farmyard to the rear, Mill Bank is not one to miss.

Quick Overview

- Beautiful Detached Farmhouse
- Three Bedrooms & Two Bathrooms
- Private Gardens & Extensive Land
- Set within 14.83 Acres
- Beautiful Views Surrounding
- Private, Elevated Position
- Marvellous Rolling Landscape
- Small Holding with Outbuildings
- Close to the Popular Market Town of Kirkby Lonsdale
- Standard 27 Mbps Broadband Available





Location

Mill Bank is superbly located with close access to the sought after market town of Kirkby Lonsdale; a short 5-minute drive to the town centre. It is also within the catchment for two highly regarded schools within Kirkby Lonsdale; QES secondary school and St Marys primary school.

The historic market town of Kirkby Lonsdale enjoys a range of independent shops, restaurants and bars whilst being well-known for its famous John Ruskin's View and Devils Bridge. The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lake District National Park.

Welcome

On arrival to the property, you are welcomed by the breath-taking surroundings that lie beyond Mill Bank. Set within 14.83 acres, this home really has plenty to offer. A smallholding with barns, fields and a welcoming farmhouse, Mill Bank offers a great opportunity for someone to make the most of this spectacular house ready to be called home.

Follow the track up to the farmhouse, set back from the outbuildings providing a private, serene entrance.





Entering Mill Bank

Specifications

Kitchen
18' 7" x 10' 2" (5.66m x 3.1m)

On arrival to the property, step into the spacious entrance hall with eye catching feature exposed stone wall and stairs leading to the first floor, a grand space where light flows effortlessly from room to room. Turn right into the kitchen, well equipped with wall and base units, Rangemaster oven with extractor over, one and a half stainless steel sink and space for an American style fridge freezer. This room overlooks the pretty orchard with planted fruit trees and leads into a utility room providing access to both a south facing section of garden with patio and a greenhouse and door to the front of the house. The utility houses the Aga oven which heats the room and is perfect for cooking throughout the winter months.



Living Areas

Back into the hallway, you will find the cosy, contemporary living room with bay window enjoying far reaching views. There is a log burner fire, ideal for warming up on those cooler evenings and pretty coving to ceiling, enhancing the traditional feel to this home. From the hall, step down into the dining room with patio doors leading to the main garden with views stretching beyond. This area provides a formal dining space, perfect for family meals on a weekend or hosting for special occasions while entertaining family and friends.

Specifications

Living Room
19' 0" x 16' 4" (5.79m x 4.98m)

Dining Room
19' 3" x 11' 3" (5.87m x 3.43m)





Ground Floor Bedrooms

Specifications

Bedroom Two
21' 9" x 10' 2" (6.63m x 3.1m)

Bedroom Three
14' 8" x 12' 10" (4.47m x 3.91m)

Adjoining the entrance hall is an inner hallway with access to two double bedrooms and family bathroom, a luxury four piece suite comprising a free standing roll top bath with Bristan taps and shower attachment, pedestal sink, corner shower, WC, heated ladder towel radiator and complementary tiled flooring. Both bedrooms are spacious doubles with dual aspect windows and have ample space for additional furniture.



The Master Suite

Follow the staircase to the first floor landing, converted by the current owners to a spacious master suite. A generous double bedroom that is tastefully modernised, enjoying two velux windows overlooking the rolling fields beyond and ample eaves storage with a built in wardrobe. A latch door leads into the attractive en suite comprising a shower, pedestal sink and WC with complementary tiles and dressing area. To the right of the landing is additional eaves storage.

Specifications

Master Bedroom
18' 4" x 17' 6" (5.59m x 5.33m)





Outside

The real show stopping factor to this home is the wealth of land it harbours, sat within wrap around fields to the sides and rear. A private, enclosed lawn garden can be accessed from the driveway with planted borders and a pond. To the rear is a south facing patio area, an idyllic spot to enjoy a good book and a cool drink through the summer months. Beyond this is the orchard, planted with fruit trees while hedges line the land. To the front of the property is a farmyard, providing ample parking in addition to the driveway and three outbuildings.

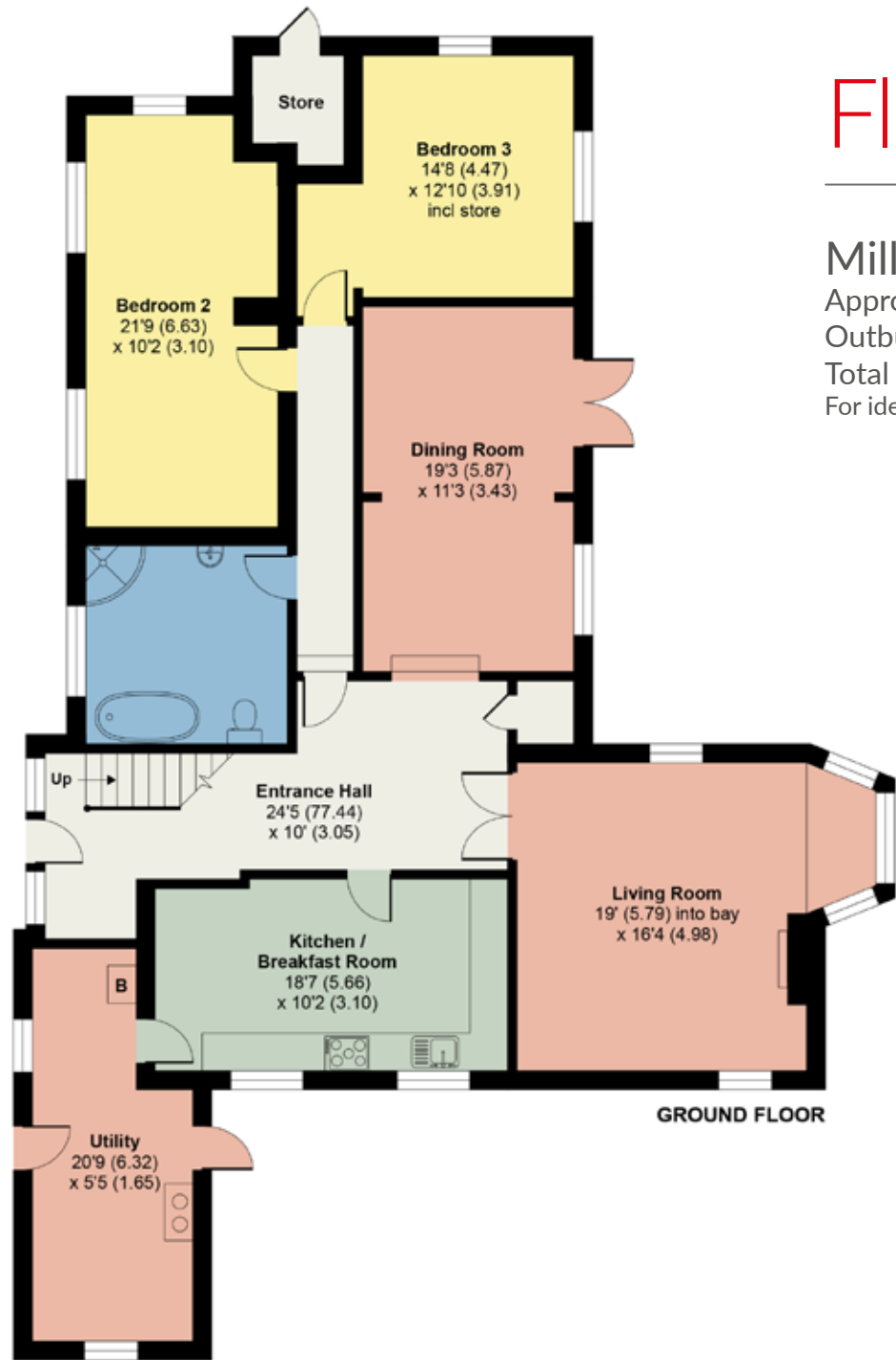
The outbuildings are a key feature of Mill Bank, offering extensive potential for a variety of uses with the floor area exceeding 11,500 square feet and occupying a relatively level site with easy access from the B6254. Barn one comprises two sliding doors, a concrete portal frame and is spring water fed. The second is split in two with concrete areas while the third includes huts with gates, previously used as a calf shed. These versatile buildings could be reinvented as workshops, storage facilities, stables, creative studios or potentially converted for alternative uses subject to the necessary consents.

Mill Bank represents a wonderful opportunity to enjoy peaceful countryside living with exceptional scope for those looking for a lifestyle property with flexibility and potential in a truly beautiful setting.

Directions

Mill Bank , Kirkby Lonsdale, Carnforth LA6 2DG

From Kirkby Lonsdale take the B6254 South bound. Drive along the road for approximately 1 mile and you will see a layby on the right and a track immediately by it. Turn here and follow the track to the right, continue past the cottages to the outbuildings. Arrive at the gate and Mill Bank is straight ahead.



Floorplan

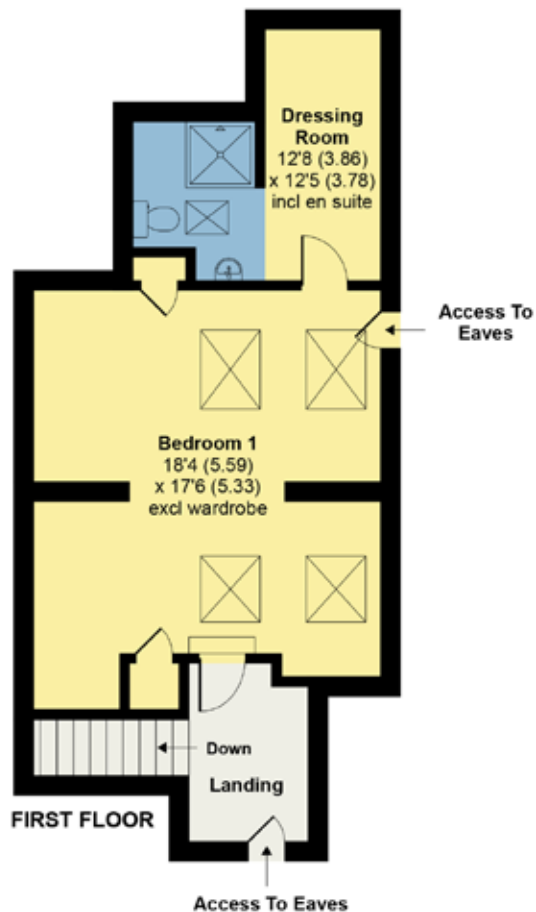
Mill Bank, Kirkby Lonsdale, LA6

Approximate Area = 2272 sq ft / 211 sq m (excludes store)

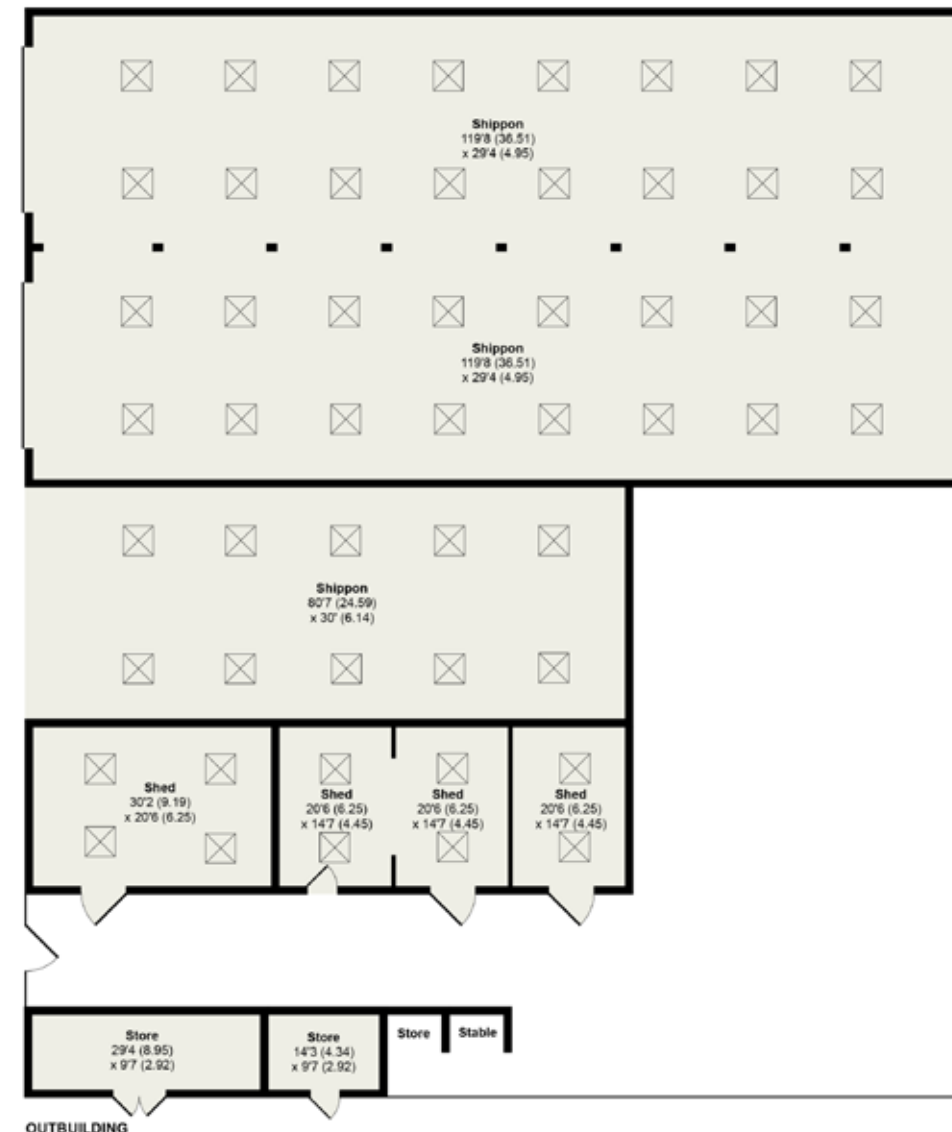
Outbuildings = 11608 sq ft / 1078.4 sq m

Total = 13880 sq ft / 1289.4 sq m

For identification only - not to scale



Outbuildings



Important Information

Parking:

Off Road Parking.

Tenure:

Freehold. The property is subject to an agricultural occupancy condition. Further details are available on request.

Council Tax Band:

Lancaster City Council. Band F.

Services:

Mains water and electricity, oil fired central heating, Septic tank drainage.

Energy Performance Certificate:

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

What3Words:

///nightlife.exists.indulgent

Broadband Speeds:

B4RN broadband available.

Viewings:

Strictly by appointment with Hackney & Leigh Kirkby 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).

Please note that there will be an overage clause as part of the contract which will be for 25 years and on the basis of a 25% uplift in value when the buildings/land obtain planning permission.

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kirkby Lonsdale office:

Call us on 015242 72111

3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN

kirkbysales@hackney-leigh.co.uk

www.hackney-leigh.co.uk

**HACKNEY
& LEIGH**

Caring about you and your property