



## Kirkby Lonsdale

£750,000

Fellside Barn , Kirkby Lonsdale, Carnforth, LA6 2EH

Situated on the outskirts of the sought after market town of Kirkby Lonsdale, this home enjoys a peaceful position within a small hamlet of barn conversions, enjoying a private road offering a feeling of seclusion yet within a 5 minute drive of all local amenities and services, including the well regarded QES and St Mary's school.

Offering well balanced accommodation across three floors with kitchen-diner, separate dining room, living room, home office and four double bedrooms, this home boasts a contemporary feel, displaying an array of period style features with exposed stone walls and beams throughout. Completing the picture is the generous plot, sat within approximately one third of an acre with wrap around garden, large driveway and double garage for ample parking and storage, making this the ideal home for families to live, work and play.

### Quick Overview

- Wonderful Semi-Detached Home
- Flexible Living Spaces
- Four Bedrooms & Three Bathrooms
- Fabulous Home Office
- Contemporary Décor Throughout
- Generous Garden Plot
- Off Road Parking & Double Garage
- Close Access to Local Amenities
- Peaceful Rural Setting
- B4RN Broadband Available



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3



TBC



B4RN  
Broadband\*



Off Road Parking  
& Double Garage

Property Reference: KL3455



Kitchen



Dining Room



Study



Living Room

## Property Overview

A contemporary, characterful property, lovingly transformed and updated by the current vendors to create a home with comfort and practicality in mind. With a plethora of traditional style features and flexible living spaces, this is a welcoming, family friendly home ready for a new purchaser to enjoy and put their own twist on it.

Follow the private road up to the property, arriving at the driveway where there is space for several cars and a great double garage for additional parking or storage. Step through the front door into the entrance hall with access to the first floor and a handy door into the garage. The utility room provides a great space for kicking off muddy boots and hanging coats with wall and base units, complementary work top, stainless steel sink with drainer and freestanding washing machine.

Follow the stairs to the first floor where you will find the living space and handy W.C. with pedestal sink, along with the master bedroom; a generous room with fitted double bed and furniture allowing ample use of the space with dual aspect windows to the front and rear overlooking the garden, allowing plenty of light to flood through. A four piece en suite is a great addition, comprising a panelled bath, W.C., vanity sink and shower with part tiled walls and floor and heated ladder towel radiator.

Back onto the landing, you are lead into the country style kitchen with doors opening out into the garden. Well-fitted with wall and base units, complementary work top and one and a half stainless steel sink with drainer, along with a freestanding American style fridge freezer. Integrated appliances include a Rangemaster oven with five ring gas hob and extractor over and, with ample space for a dining table, this makes for a great social space to enjoy meals with the family, where underfloor heating completes the picture.

A great addition to the kitchen is the separate dining room, the ideal space for formal dinners or hosting special occasions where there is ample space for a large dining table and a fireplace which makes it easy to imagine enjoying a cosy Sunday meal with friends. The living room is the main hub of the home, enjoying dual aspect windows for a light and bright atmosphere, feature wooden beams and cosy wood burner stove for those cooler evenings. Adjoining the living room is the well appointed office, great for those working from home with floor to ceiling window to the rear, allowing uninterrupted views to the fells beyond.

Follow the stairs to the first floor where you will find the additional three bedrooms and family bathroom, all bedrooms enjoying the benefit of fitted double beds and wardrobes with ample space for additional furniture as desired. Bedroom two also boasts an en suite, comprising corner shower, W.C.,



Living Room



Kitchen



Bedroom Two



En Suite



Bedroom Three



Bedroom Four

pedestal sink and heated ladder towel radiator. Finally, the family bathroom is a four piece suite with separate shower room. The bathroom itself comprises a panelled bath, bidet, wall hung W.C. and vanity sink with heated ladder towel radiator, enjoying underfloor heating that runs into the shower room; a walk in shower with part tiled walls and towel radiator.

#### Location

From the market square in Kirkby Lonsdale, proceed up New Road, turn left and then right on to the A65, pass the petrol station on your left and take the next right turning in the dip. Follow the road down and continue until the next right turning. Follow the private road to the end where Fellside Barn is on your right.

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for Ruskins View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

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 Lakes District National Park

#### Accommodation (with approximate dimensions)

##### Entrance Hall

Utility 12' 5" x 8' 10" (3.78m x 2.69m)

##### First Floor

Kitchen 17' 6" x 13' 2" (5.33m x 4.01m)

Dining Room 14' 7" x 12' 10" (4.44m x 3.91m)

Living Room 26' 3" x 14' 11" (8m x 4.55m)

Home Office 18' 3" x 10' 7" (5.56m x 3.23m)

Bedroom One 14' 5" x 13' 0" (4.39m x 3.96m)

##### Second Floor

Bedroom Two 14' 5" x 13' 3" (4.39m x 4.04m)

Bedroom Three 17' 10" x 10' 7" (5.44m x 3.23m)

Bedroom Four 14' 8" x 12' 6" (4.47m x 3.81m)

#### Property Information

##### Outside

From the driveway, steps lead to the garden; enclosed for safety with patio path wrapping it's way around the property, allowing space for outdoor seating. Mostly laid to lawn, the garden is set within approximately one third of an acre with an exposed stone wall, built by the current vendors, running along the rear and handy garden shed for storing essentials.

For families or those searching for a generous, well



Bedroom One



En Suite



Rear Aspect



Garden



Front Aspect

maintained garden space, this may just be the one for you!

#### Parking

Driveway offering parking for several cars.

#### Garage

Double integrated garage with up and over door, light and power.

#### Services

Mains gas, water and electricity. Treatment Plant Drainage.

#### Council Tax

Westmorland and Furness District Council. Band F.

#### Tenure

Freehold. Vacant possession upon completion.

#### Energy Performance Certificate

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

#### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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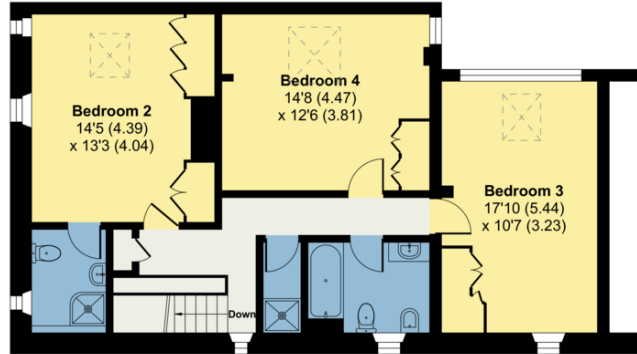
# Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 2723 sq ft / 253 sq m

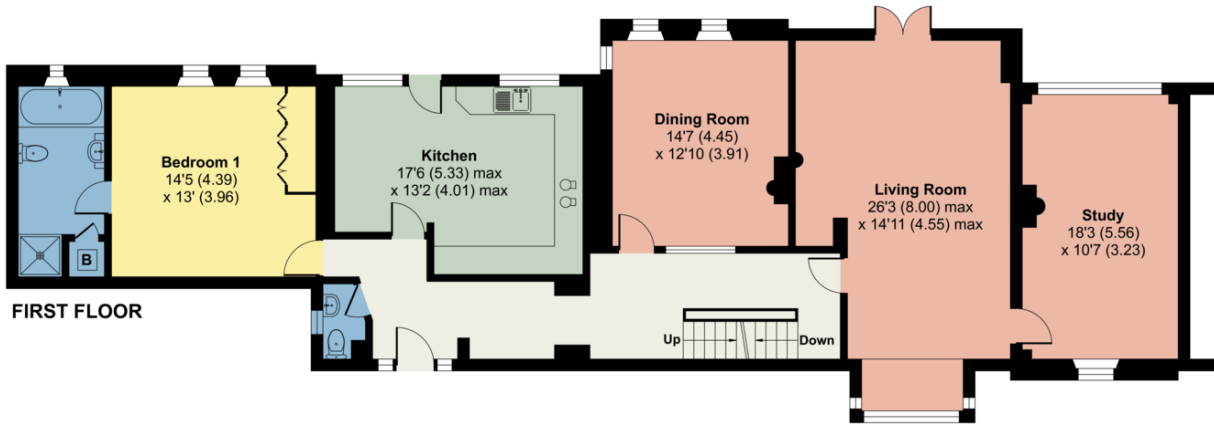
Garage = 528 sq ft / 49 sq m

Total = 3251 sq ft / 302 sq m

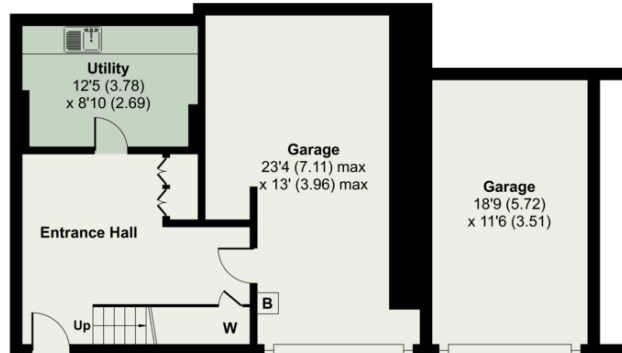
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1042254

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