

## APPLETREE BARN

£485,000

Foulstone, Lupton, LA6 2PP

**Tucked away in this small, attractive and select rural farmstead, an attached barn conversion enjoying open countryside views.**

Well maintained and spacious accommodation set over three floors with sitting room, dining kitchen, entrance hall, three bedrooms, study/4th bedroom and two bath/shower rooms. Double garage and useful outbuilding providing office/hobby room and excellent storage. Good parking provision and low maintenance gardens.

**A convenient and accessible location is everything, being close to the popular market town of Kirkby Lonsdale, road and rail links.**





## Welcome to **APPLETREE BARN**

**£485,000**

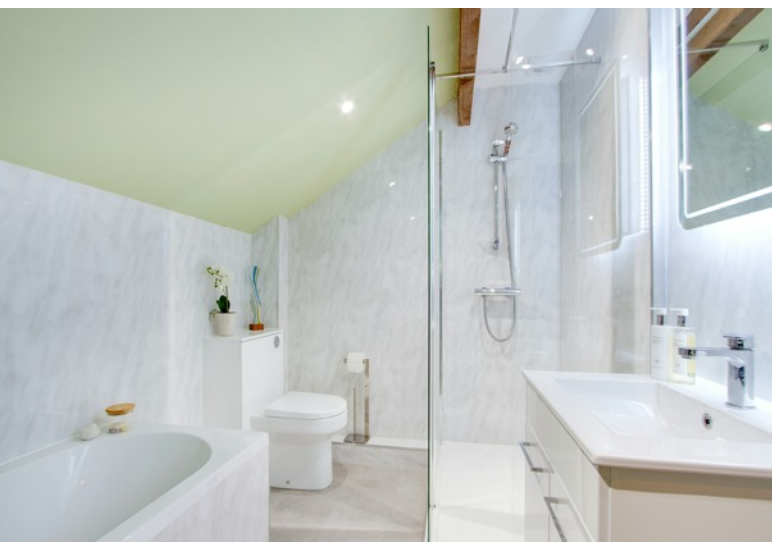
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### Here's our **TOP TEN** reasons to love Appletree Barn:

- 1. Location, location, location** - enjoying some lovely far reaching countryside views and tucked away within an attractive former farmstead development of six properties including Foulstone, the Grade II Listed former farmhouse, Appletree Barn is a semi-detached stone and slate 'bank' barn converted in 2002.
- 2. Embrace the space** - set over three floors, the accommodation is spacious with an approximate gross internal measurement of 1705 sq ft (158.4 sq m).
- 3. Living accommodation located on the first floor** - a staircase with tall window leads to a landing with sitting room and dining kitchen off. Both have east facing windows from which to enjoy the splendid open views. The kitchen is fitted with cream shaker style base and wall units with integral appliances comprising a fridge freezer and washing machine and Bosch induction hob, grill, oven and dishwasher.
- 4. Entrance hall** providing plenty of space for coats and boots and there's understairs storage too.
- 5. Sweet dreams** - the bedroom accommodation is set over two floors; to the ground floor is bedroom 1, a spacious double with countryside views, as well as bedroom 4, a single currently used as a study/office. To the second floor are two further bedrooms; bedrooms 2, another spacious double and a third L-shaped double, both being open to the apex with a lovely outlook.
- 6. Bath and shower rooms** - to the ground floor, is a three piece shower room servicing bedrooms 1 and occasional bedroom 4. To the second floor, a generous four piece bathroom with separate walk-in shower.
- 7. Work from home?** Attached to the garage is an excellent 'anything' space (please see floor plans); there's a vestibule, a useful store room with shelved units and loft access to additional storage and a good sized room, with a number of potential uses; a home office, gym, hobby or games room. Presently there is no heating but it could be upgraded to create ancillary accommodation.
- 8. Garaging and parking** - there is ample private parking for a number of cars at the rear and a double garage, with power and light, up and over door, built-in storage, mezzanine storage and an external power point. Attached to the property is a small stone and slate outbuilding which houses the boiler - perfect as a drying room!
- 9. Low maintenance outside space** - a raised seating terrace takes advantage of the views and there are raised beds for shrubs and bedding plants.
- 10. Situated close to the sought-after market town of Kirkby Lonsdale**, it's a great base for exploring the Lakes and Dales National Parks, as well as both the Forest of Bowland and Arnsdale and Silverdale Areas of Outstanding Natural Beauty. Fresh air and fun, whichever direction you take and whatever your pleasure. For further information on the surrounding area, please see page 5.







## Location, location, location

Surrounded by open undulating countryside, **Lupton** is a scattered village of farms, houses and cottages to the north west of the market town of Kirkby Lonsdale. Appletree Barn is situated within an attractive farmstead, set back off the A65. The village has a church, All Saints Church and The Plough offering good pub grub, beams and open fires as well as luxury B&B accommodation. If clay pigeon shooting is your thing, it is also home to Crabtree Farm, which has the facilities to offer a great day of shooting at every level.

Living here, **Kirkby Lonsdale** (3.5 miles) will be your local town - it's the jewel in the Lune Valley's crown, voted best place to live in the North West by a Sunday Times poll over recent years. The town offers independent shops, popular restaurants, pubs and cafés, a post office, library, a bank and a branch of well-regarded regional supermarket Booths, Boots Chemist, as well a doctors and dentist's surgeries and opticians.

Slightly further afield you'll find the market town of **Kendal**, known as the 'Gateway to the Lakes' (9 miles) and the Georgian city of **Lancaster** (16.9 miles via M6) which provide a comprehensive range of educational, commercial and recreational facilities as well as hospitals. Lancaster is also home to Lancaster University and Lancaster & Morecambe College.

Thinking of the children, there are **primary** and **secondary schools** in Kirkby Lonsdale and Kendal with Boys' and Girls' grammar schools at Lancaster. Independent schools are at Sedbergh (with the preparatory school at nearby Casterton), Windermere and Giggleswick.

### There's no better place...

For those who like to spend time outdoors, you will be spoilt for choice. Situated in the picturesque **Lune Valley**, nestled between the **Yorkshire Dales** and the **Lake District National Parks** with the **Forest of Bowland AONB** close by, the area provides a stunningly scenic natural adventure playground for walkers, climbers, cavers, potholers, cyclists, sailors and wild swimmers.

If you fancy a coastal walk, the **Arnside and Silverdale AONB** and **Morecambe Bay Estuary** are not too far away.

If golf is your passion there are golf courses at Casterton, Kirkby Lonsdale, Sedbergh, Kendal and Windermere.

**Prime position** for being out and about with J36 of the M6 being 2.1 miles distant and the A65 providing easy access for travel east/west.

**Let the train take the strain**, the nearest station on the west coast main line is at Oxenholme (7.4 miles) or Lancaster with direct trains to London Euston.

**For jetting off** - Manchester Airport is 76.4 miles distant, Liverpool Airport, 82.3 miles with Leeds Bradford 54.3 miles being the nearest.

**To find the property** - from J36 of the M6 motorway, take the A65 towards Kirkby Lonsdale. After passing the Plough Inn, Witherslack School and the turning to Hutton Roof on the right, continue around the left hand bend and turn next left into 'Foulstone'. Bear right and proceed around to the left, through the gate where parking is available.

*///what3words reference: blacken.trusted.firmly*

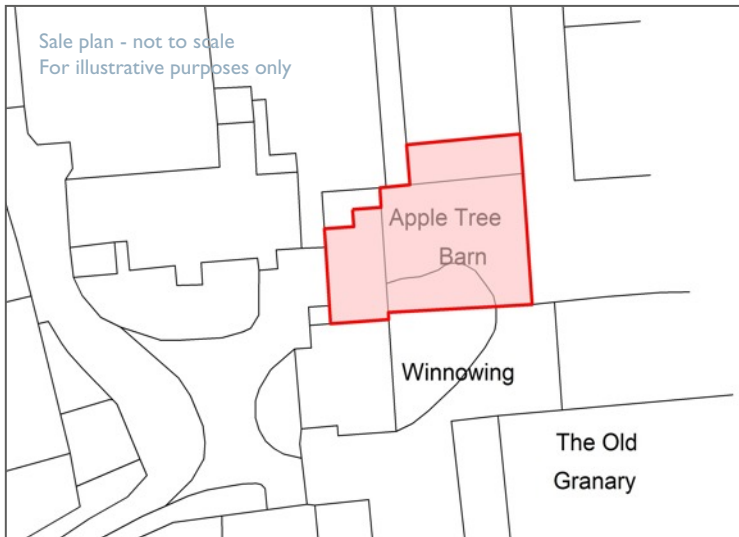
## Services and specifications

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- Mains electricity
- Metered mains water
- Oil fired central heating with combi boiler
- Drainage to a septic tank, shared with two neighbouring properties (The Old Granary and Winnowing Barn) and situated within the boundaries of The Old Granary.
- B4RN hyperfast broadband available - check out this great local service at [b4m.org.uk](http://b4m.org.uk) - if you work from home, like to download films or have homework to consider - this will make life so much easier as there is unlimited bandwidth for all the family when using at the same time!
- Double glazed wooden framed windows
- Heated towel rails in the bath/shower rooms



View from Bedroom 2



## The finer details

### Council Tax

Appletree Barn is banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local and Planning Authority

Westmorland and Furness Council

W: [www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk)

### Please note

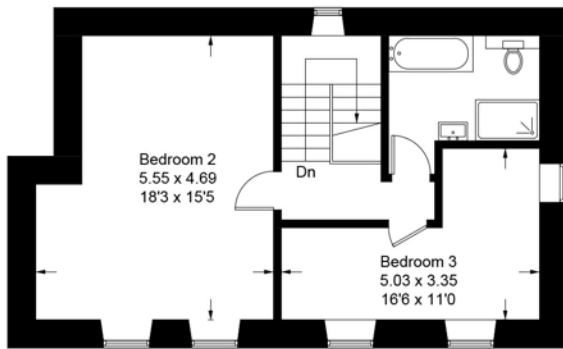
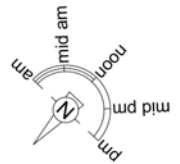
- The access drive is shared. Further details available from the agents
- Carpets, curtains, blinds, light fittings and integral white goods are included in the sale
- The boiler room is subject to a flying freehold
- Planning consent has been granted to a third party on the agricultural buildings at the rear. Reference: SL/2023/0721, dated 20/12/2023 'Demolition of existing barns and erection of 2 dwellings and a garage/store with amenity space and associated works including hard and soft landscaping and resurfacing of existing private access (following previous prior approval under Class Q CU/2021/0008).' Further details from the agent.

### Money Laundering

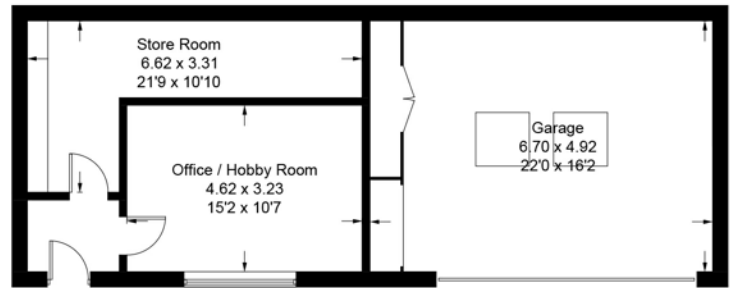
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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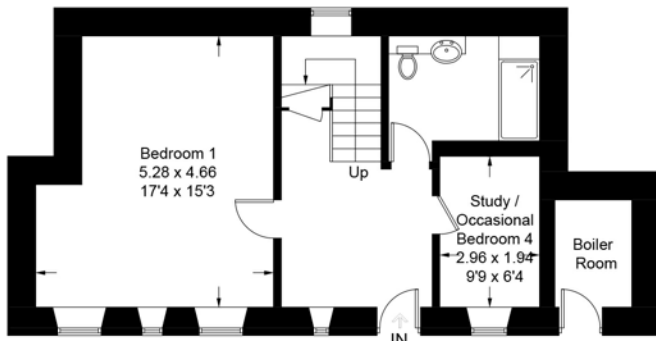
Approximate Gross Internal Area = 158.4 sq m / 1705 sq ft  
 Outbuilding = 65.8 sq m / 708 sq ft  
 Total = 224.2 sq m / 2413 sq ft



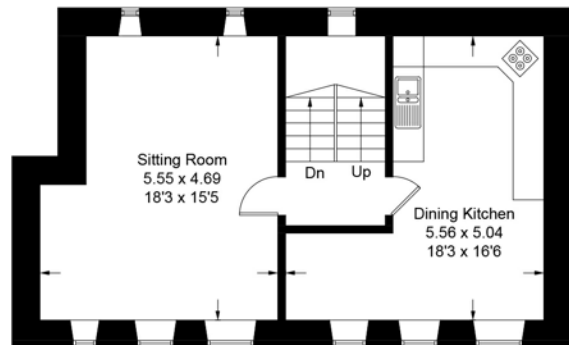
Second Floor



(Not Shown In Actual Location / Orientation)

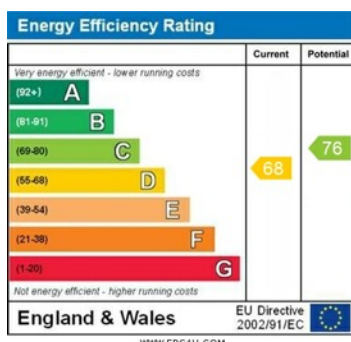


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1038140)



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