

CONDER BARN

£595,000

Rigmaden Court, Rigmaden, The Yorkshire Dales, LA6 2ET

Enjoying a corner position in this attractive farmstead development and making the most of the stunning open views, a well planned 'upside down' detached barn conversion with delightful gardens.

Instantly welcoming and well-maintained, the accommodation offers three bedrooms, one with en suite shower room, a house bathroom, split level entrance and a 'wow' factor first floor; being part open to the apex, creating space and light with a fabulous open plan layout. There is also a separate utility room. A single garage, private and visitor parking, a walled courtyard and private landscaped gardens with lawn, seating terraces and mature planted borders complete the picture.

If you want a more rural setting with fabulous open views but close to the sought after market town of Kirkby Lonsdale then Conder Barn is a must see.





Welcome to **CONDER BARN**

£595,000

Rigmaden Court, Rigmaden, The Yorkshire Dales, LA6 2ET

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

- 1. Prime location** - Rigmaden Court has 13 individual homes, skilfully created from the former Rigmaden Estate farm and stable buildings in the early 1990's. A quiet and peaceful setting, there's a lovely open feel about the large courtyard; it's well-planned with splendid views and the planting has matured beautifully since it was landscaped. Whilst approached through the main entrance, Conder Barn's main orientation is the fields and fells - a lovely open aspect.
- 2. View, views, views** - the well-maintained accommodation with gross internal area of c. 1327 sq ft (123.3 sq m) is 'upside down' so as to take advantage of the stunning views of the Middleton and Barbon Fells and surrounding countryside.
- 3. Lovely character features** with exposed cruck and ceiling beams, window lintels, exposed stone chimney breast, exposed red brick detail and recess niches.
- 4. Come on in** - instantly welcoming the entrance hall is mid floor level with stairs both up and down. The first floor is a fabulous, sociable open plan room with a double sided wood burner dividing the sitting room and the living dining room; it's flexible as to how furniture could be arranged but space to create distinct seating and dining areas. The kitchen, fitted in 2020, has base units with quartz worktops and integral appliances including an induction hob, downdraft extractor hood, double oven, integral microwave and warming drawer and grill, dishwasher and an American style fridge/freezer.
- 5. Useful laundry room** housing the boiler with space for an under counter washing machine.
- 6. Side entrance** from the gated walled courtyard, stairs leading up to the kitchen - ideal if you have muddy dogs or boots.
- 7. Sweet dreams** - off the ground floor hall there are two double bedrooms and a third good-sized single. Bedroom 1 has a built in wardrobe and an en suite shower room, bedroom 2 is triple aspect and bedroom 3 is currently used as a dressing room. There is also a four piece house bathroom and good under stairs storage cupboards.
- 8. Garaging and parking** - there's a single garage with power and light, private and visitor's spaces for family and friends too.
- 9. Lovely gardens** - there is a walled courtyard to the north. To the south, private flagged terraces (both of which have decorative pebble mosaics), a level lawn and established planting - the perfect place to enjoy alfresco dining and enjoy the view of the fells. With wrought iron railings, there's also space for a bistro table and chairs or a bench to the front of the property.
- 10. Situated approximately 4 miles to the north of the award winning 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 Airedale and Silverdale, both 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.







Splendid rural farmstead setting

Nestled in an attractive rural location with a 'miles from anywhere feel', Conder Barn is easily accessible for local villages, towns, road and rail links.

Regularly voted in the Top 10 places to live in the North West in the Sunday Times poll, the attractive and sought-after market town of **Kirkby Lonsdale** (4 miles) offers an abundance of independent shops, popular restaurants and pubs, a post office, churches, doctors' and dentists' surgeries, an opticians, Boots Chemist and a well-regarded Booths supermarket.

It doesn't just stop there, **Sedbergh** (6.9 miles) offers a good range of local amenities with pubs, restaurants, shops, a large Spar, a weekly market, Tourist Information and two tennis courts.

Further afield **Kendal** (9.5 miles) and **Lancaster** (19.9 miles) have even more on offer.

When it comes to schooling, there are primary and secondary schools in Kirkby Lonsdale and Sedbergh. Independent schools are at Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

For those who like to spend time outdoors, you will be spoilt for choice. Situated in the **Yorkshire Dales** and close to the **Lake District National Park**, the **Lune Valley** and **Forest of Bowland**, the area provides a stunningly scenic natural adventure playground for fans of fresh air and fun.

If you fancy a coastal walk, the **Arnside and Silverdale AONB** and **Morecambe Bay** estuary are not too far away. If golf is your game, then there are courses at Casterton, Kirkby Lonsdale, Sedbergh, Kendal and Giggleswick.

For travelling further afield

By car - access to the M6 is either at J37 (6.4 miles) or J36 (10.1 miles) depending on the direction of travel. For travelling east/west, the A65 is 4.5 miles distant.

By train - the nearest station on the west coast main line is at Oxenholme (7.2 miles) or Lancaster (20.2) with direct trains to London Euston, Glasgow and Edinburgh. Historic Carnforth Train Station (15.8 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

...and finally, for jetting off - Leeds Bradford (55.5 miles), Manchester Airport is (84.8 miles) and Liverpool Airport (90.3 miles).

To find the property - from Kirkby Lonsdale, take the B6254 towards Kearsy. In Kearsy, turn right over the small bridge, continue in a northeasterly direction for approximately 3.4 miles and turn right. Follow the road down and around to the right and turn right over the cattlegrid. Bear right into the main courtyard and Conder Barn is on the right hand side, tucked away in the corner.

Please note - please do not use the A683 from Kirkby Lonsdale as Rigmaden Bridge across the River Lune is closed.

///what3words reference: sprouts.jogged.masks



Services and specifications

- Mains electricity
- Shared drainage to a Klargester treatment plant
- Private shared water supply from Kitmere Lake with UV filter
- Oil fired central heating with double sided wood burning stove in the open plan reception room
- B4RN hyperfast broadband available - check out this great local service at b4rn.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 glazing in timber frames throughout
- Kitchen designed and fitted by Atlantis Kitchens of Kendal
- Mountain Peak engineered 'Russian Oak' flooring to the first floor as well as on the stairs and in bedrooms 2 and 3
- External lighting
- Double electric socket in the garden





The finer details

Council Tax

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

Local Authority

Westmorland and Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

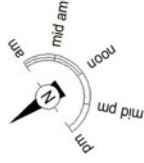
Please note:

- There is shared access with shared liability along with other owners (part of Rigmaden Court Ltd.). Owners pay a £54 per calendar month for communal charges.
- Restrictions apply - please ask the agent for further details

Money Laundering

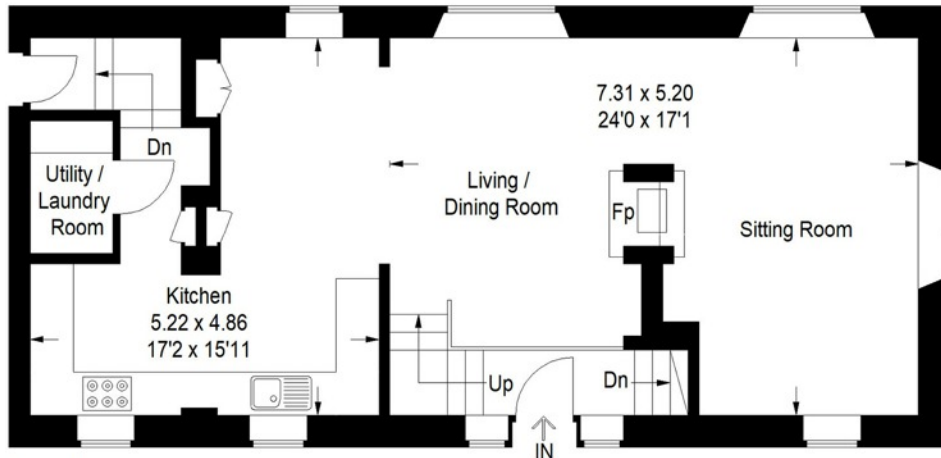
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.



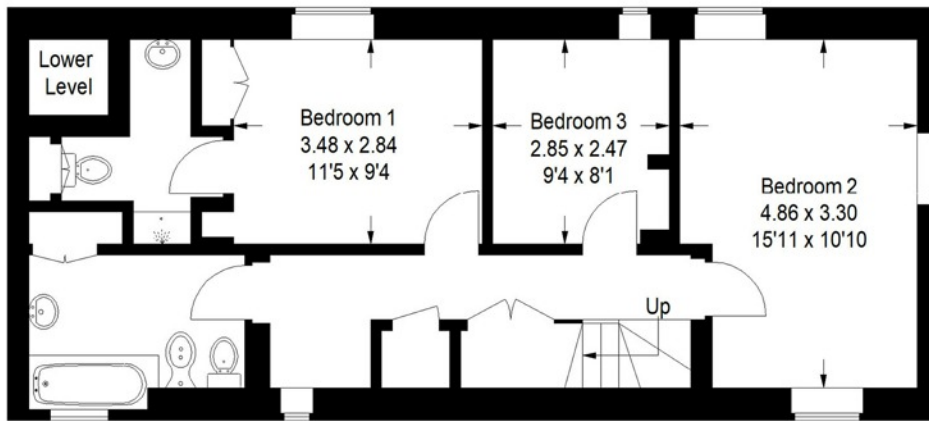


Conder Barn, Rigmaden, LA6 2ET

Approximate Gross Internal Area
 (Excluding Lower Level)
 123.3 sq m / 1327 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2024 (ID 541209)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		89
C	(55-68)		
D	(39-54)	57	
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.