



HAVENSFIELD  
BUILDING DREAM HOMES

davis &  
bowring

estate agents

## SKIRDEN BARN

£700,000

Casterton, The Yorkshire Dales National Park, LA6 2SF

**Situated within a select farmstead development on the outskirts of this sought after Lune Valley village, Skirden Barn is one of two individual Grade II Listed barn conversions.**

Currently at 'first fix' stage, Skirden Barn will offer space, style and a high specification interior with sitting room, dining kitchen, utility and cloakroom, entrance hall, two double bedrooms and a house bathroom to the ground floor with the principal bedroom suite with en suite shower room and dressing room to the first floor. Private parking to the rear, landscaped gardens and stone and slate outbuilding.

**Escape to the country yet within walking distance of Kirkby Lonsdale, as well as enjoying great accessibility to open countryside, road and rail links.**



South elevation



North elevation



East elevation



CGI dining kitchen to sitting room

## Welcome to **SKIRDEN BARN**

**£700,000**

Casterton, The Yorkshire Dales National Park, LA6 2SF

Skirden Barn, one of two Grade II Listed newly converted attached barns, is set within a select farmstead setting in a highly sought-after and picturesque village location and a short distance from Kirkby Lonsdale.

The accommodation, set over two floors, offers a sitting room, with wood burning stove and glazed doors out to the flagged terrace and steps leading up to the dining kitchen, designed by Ikan Kitchens. In addition there is a utility room, two double bedrooms and a house bathroom to the ground floor. The principal bedroom suite with shower room and dressing room is to the first floor. Parking to the rear, landscaped gardens and a stone and slate outbuilding and lean-to with power and water.

**Access** - the drive is in the ownership of a third party (the plot to the rear on which there is a planning application for 'erection of single dwelling house with ancillary accommodation, associated parking and curtilage' reference S/05/42B, dated 15 February 2024).

**Services** - mains electricity, gas, metered water and private drainage to a sewage treatment plant located within the paddock and shared with Bees Nest Farmhouse and neighbouring Clint Barn (also available for sale).

**Specification** - gas underfloor heating, hardwood double glazed windows, electric vehicle charging point and electric gates. Samples for floor tiles as well as bath/shower wall and floor tiles are available at the agent's office and can be viewed by prior appointment.

**Broadband** - B4RN hyperfast broadband connected - please visit their website [b4m.org.uk](http://b4m.org.uk). This is fabulous if you are looking to work from home (and has made such a difference when trying to strike the work/life balance) or just stay connected with the outside world.

**Prime location** - the desirable Lune Valley village of Casterton, has a petrol filling station and garage with a small shop for basic provisions along with The Pheasant Inn, a popular country pub and a 9 hole golf course. The market town of **Kirkby Lonsdale** (1.5 miles) provides an excellent range of facilities - schools, shops, a bank, churches, Post Office, Booths supermarket, Boots Chemist and a selection of restaurants, pubs and tea shops. A more comprehensive range may be found in Kendal or Lancaster.

**For those keen on outdoor pursuits**, could there be a better placed village? The glorious unspoiled countryside of the Yorkshire Dales and Lake District National Parks, the Lune Valley and Forest of Bowland is all on your doorstep. The perfect natural playground for walkers, climbers, cavers, potholers, golfers, cyclists, wild swimmers, sailors, and if you fancy a walk by the sea, the Arnsdale and Silverdale (AONB) and Morecambe Bay are close by.

**Accessibility** - for road and rail travel, access to the M6 motorway is either at junctions 34 or 36, depending on the direction of travel, with the nearest West Coast railway line stations at either Oxenholme (12.5 miles) or Lancaster (17.7 miles).

**To find the property** - from the A65 at Kirkby Lonsdale, take the A683 towards Sedbergh, proceed into Casterton and turn right immediately after Casterton golf course and proceed along Collier's Lane. At the cross roads proceed straight ahead onto Gateheads Brow and the entrance is on the left hand side after approximately 100 metres. Skirden Barn is the first on the left hand side with parking to the rear. *///what3words reference: palaces.nitrate.entitles*

**Viewings** - strictly by appointment with the agents.





CGI sitting room



CGI principal bedroom en suite

### Materials

**Roof** - Natural blue/grey slates

**Windows, doors & glazed link** - Hardwood timber frames painted nimbus grey

**New openings** - Natural stone sills and lintels to all door and window openings

**External arched door/window** - English oak external door with an applied clear waterproof lacquer

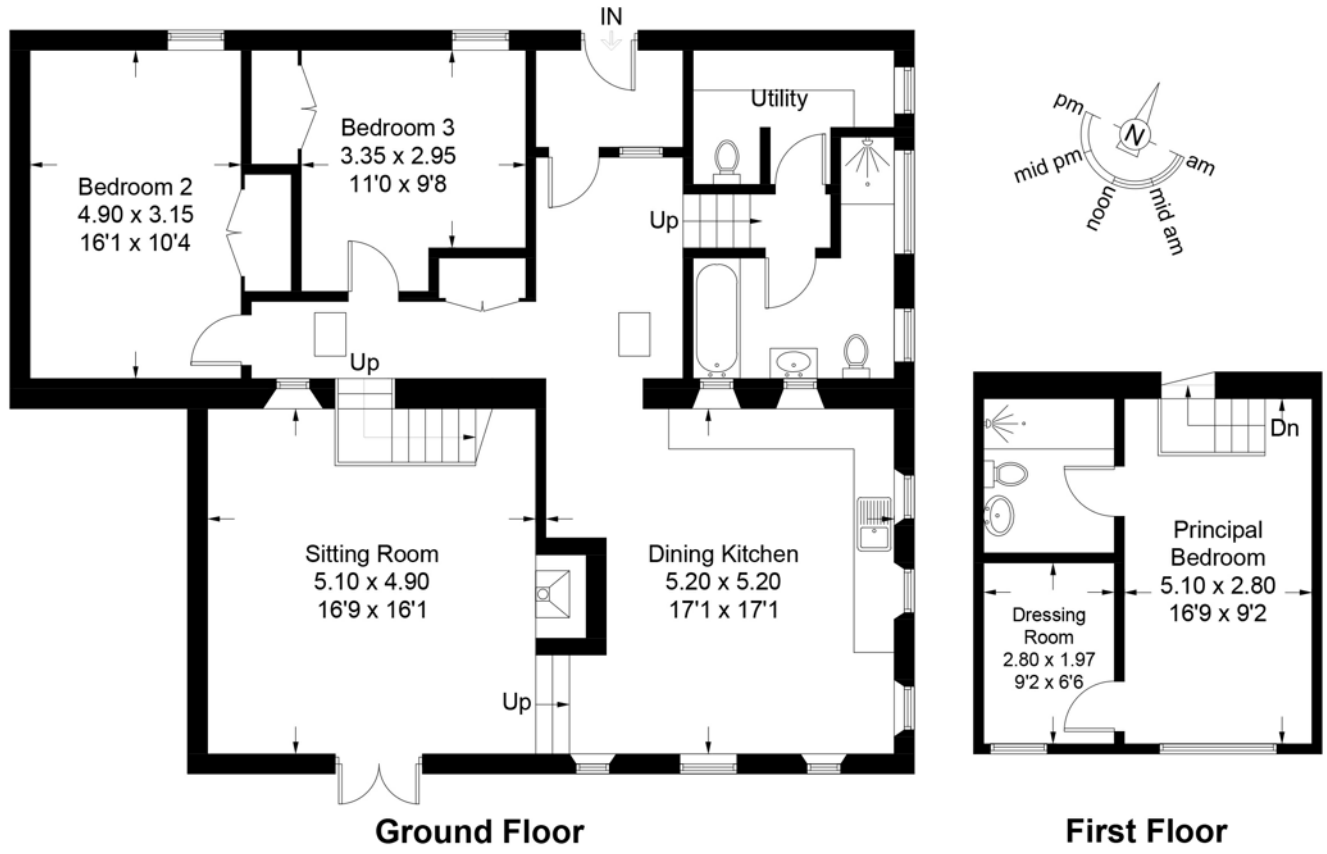
**Flue** - Black painted metal twin walled flue



CGI principal bedroom

**Skirden Barn, Casterton, LA6 2SF**

Please note the floor plans are for illustrative purposes only and have been scaled from architect's plans.  
 Approximate Gross Internal Area of 1577 sq ft (1.46.5 sq m)



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