

CASTLE HILL BARN

£540,000

Burton in Lonsdale, LA6 3JU

What a location! What a view!

In an edge of village location and commanding splendid views towards Ingleborough and the Barbon Fells, a Grade II Listed stone barn and linked shippon with planning consent for conversion.

Planning and Listed Building consent (with no occupation restrictions) for a substantial four bedroom dwelling (c. 5,575 sq ft / 518 sq m) set within a private plot of c. 0.64 acres (0.26 hectares). In addition, there is c. 10.37 acres (4.20 hectares) of farmland, an orchard and Nissen huts available by separate negotiation.

An exciting opportunity to complete the conversion of this stone barn and create your own rural idyll.





Welcome to **CASTLE HILL BARN**

£540,000

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Planning proposal and concept - to convert Castle Hill Barn and shippin to create a unique property, which combines original character features with modern appointments. The scheme aims to promote a high quality design and detail, through the modern finish on the shippin and the restoration of the barn.

Planning and Listed Building Consent - was granted by Craven District Council on the 5 July 2022 (reference: 2022/23630/FUL & 2022/23631/LBC) for the conversion of Castle Hill Barn to one dwelling (c. 5,575 sq ft / 518 sqm).

Approved plans show for the following:

Lower ground floor - games room

Ground floor - entrance hall, large open plan living/dining kitchen, sitting room, cloakroom, utility room, office, gym, principal bedroom with en suite and dressing room.

First floor - gallery landing, three double bedrooms all with en suites.

Work has commenced on the site, **validating the consent in perpetuity**, including extensive external re-pointing, clearing the inside of the barn and installing some of the internal steel joists for part of the first floor. This offers the opportunity for the new owner to complete the conversion to their own specification and standard of finish.

The current owners have submitted an application (reference: ZA24/26345/VAR) for revisions to remove part of the shippin to the rear to provide separate accommodation to the main barn. A decision is still pending and further details are available from the selling agent.

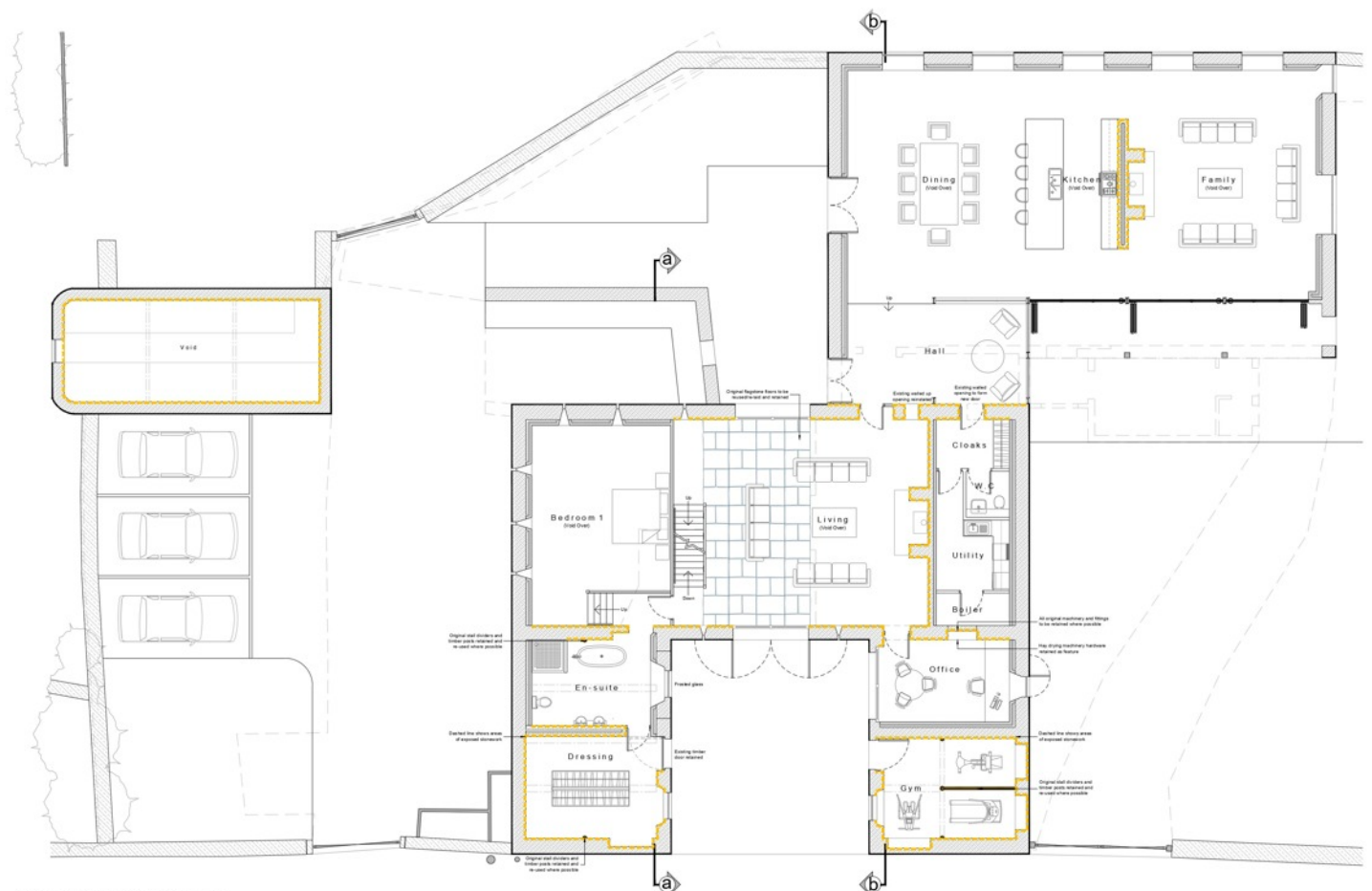
No occupation restrictions are in place.

Services - mains electricity and water. B4RN broadband and mains gas are in the local vicinity. Interested parties are advised to make their own enquiries in this regard.

Private plot (highlighted red on the sale and aerial plan) - with access directly from the A687, the proposed plans provide ample parking, seating areas, and landscaped gardens set within c. 0.64 acres (0.26 hectares).

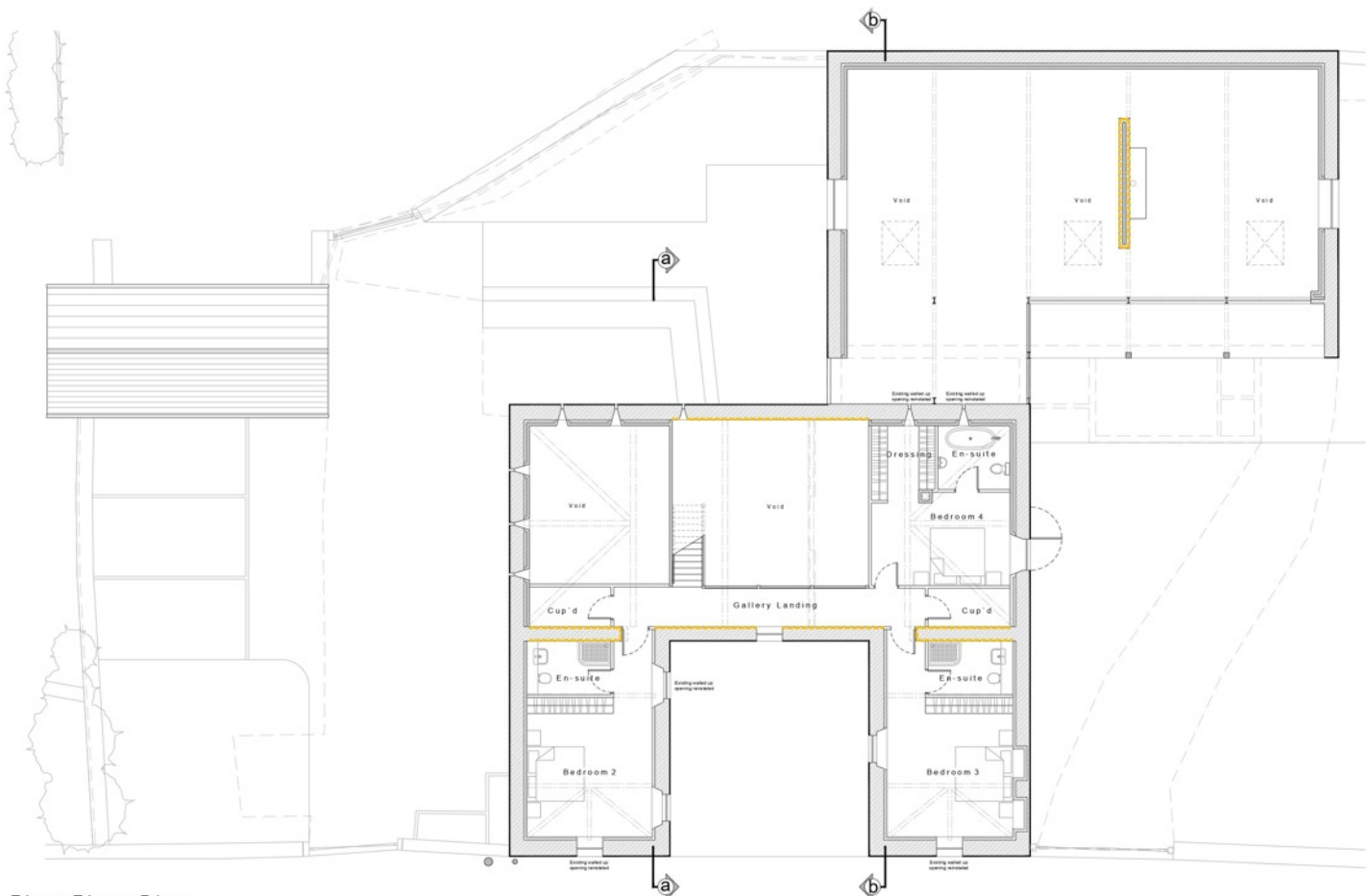
Additional buildings and orchard available by separate negotiation - To the west of Castle Hill Barn are three Nissan huts with separate access from the highway (highlighted orange on the sale plan). An overage provision applies - further details available from the selling agent. To the east is a orchard set within c. 0.42 acres (0.17 hectares) (highlighted green on the sale plan)

Additional farmland available by separate negotiation - located directly to the north of Castle Hill Barn is a block of meadowland extending to approximately c. 10.37 acres (34.20 hectares). The land comprises two separate field parcels with direct access off the A687. The land is currently grazed by a local farmer (highlighted blue on the sale and aerial plan).



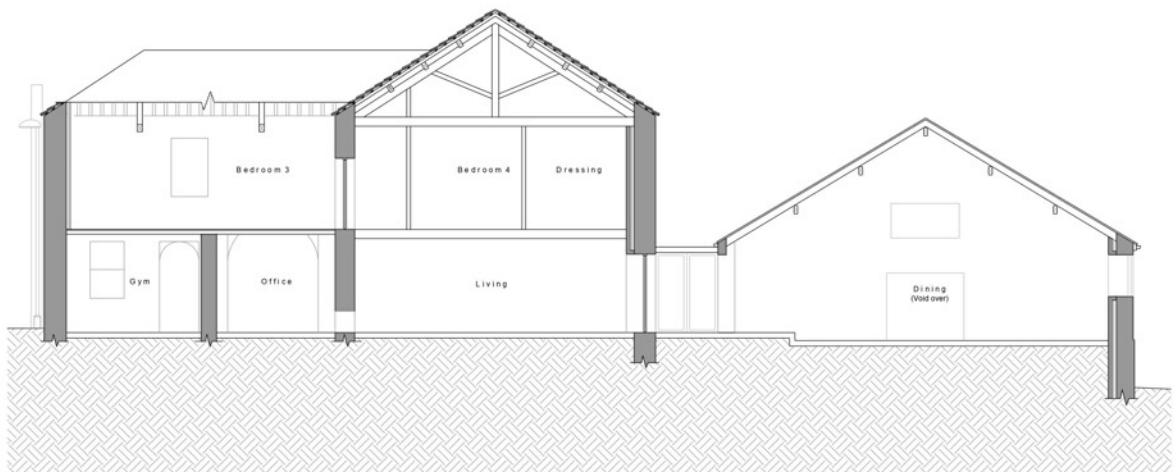
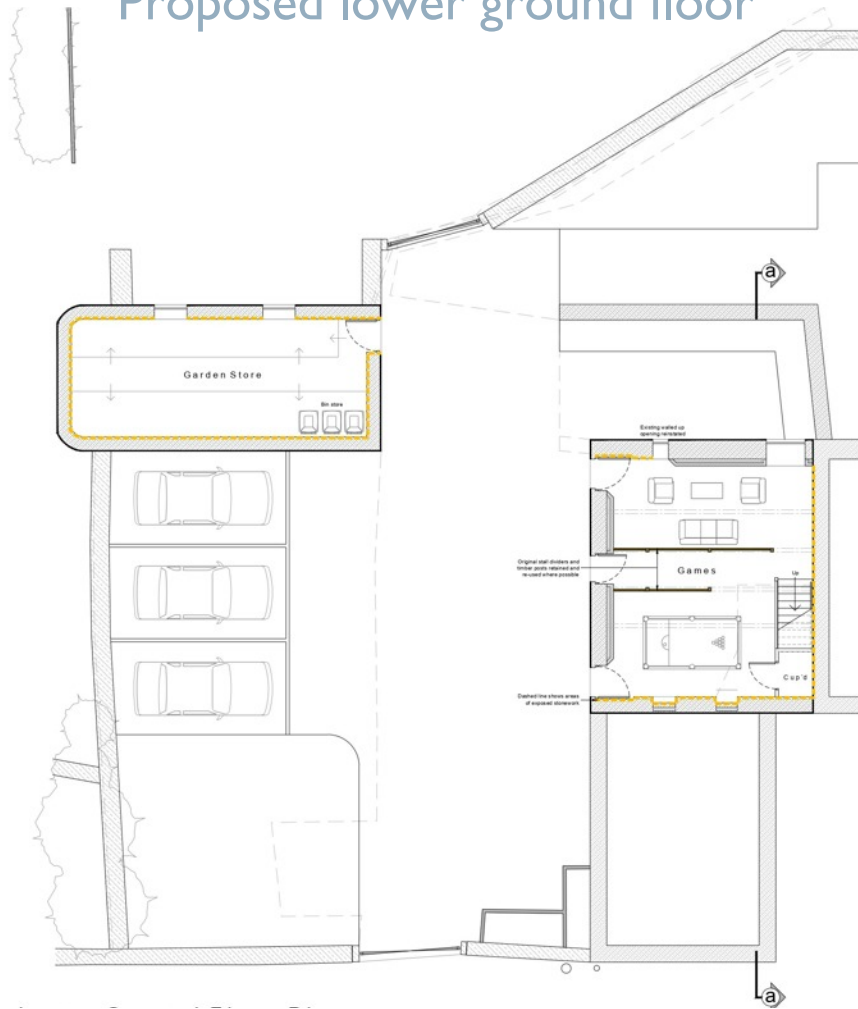
Ground floor

Proposed floor plans



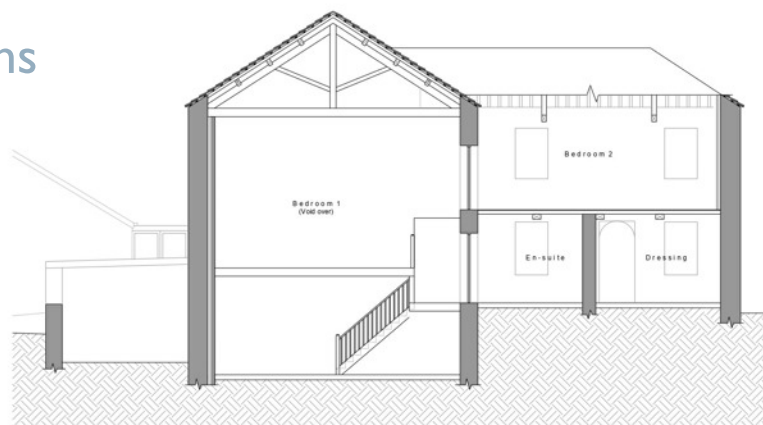
First floor

Proposed lower ground floor



Section b-b

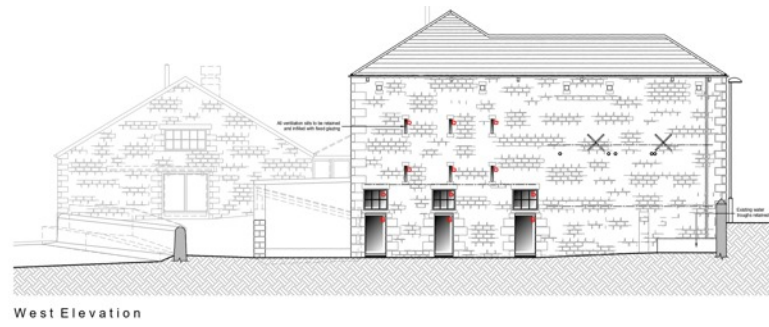
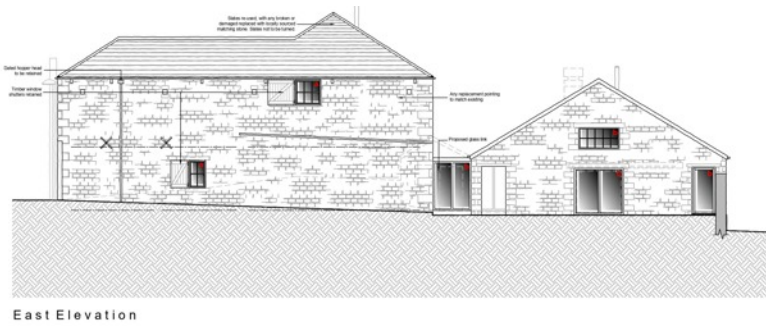
Proposed sections



Section a-a



Proposed elevations





Picturesque Lune Valley setting

Burton in Lonsdale is one of the most **readily accessible** larger villages within the Lune Valley. Approached from the Tunstall/Cantsfield direction, it is ideally placed for Lancaster. Accessed off the A65 at Ingleton, it is convenient for travelling further afield.

The village itself has a community run shop and post office, All Saints Church, an active village hall and sports pavilion and field, all within walking distance of Castle Hill Barn.

In terms of **easy access to great local countryside**, you are surrounded! Set in the gently undulating Lune Valley, there is the neighbouring National Landscape of the Forest of Bowland and the national parks of the Yorkshire Dales and Lake District, so for those who like to spend time outdoors, the area provides a stunningly scenic natural playground for walkers, runners and cyclists as well as climbers, cavers, potholers and sailors.

The award winning Cumbrian market town of **Kirkby Lonsdale** (5.9 miles) is a very popular destination for local residents and tourists alike with much to offer in terms of places to eat and drink, independent shops as well as branches of Boots and Booths supermarket.

The Georgian City of **Lancaster** is 15.5 miles distant where you'll find the University, Morecambe College and the Royal Lancaster Infirmary.

To find Castle Hill Barn - approach Burton-in-Lonsdale from the Country Harvest on the A65 at Ingleton. Drive into the village and continue along the High Street and after passing the church on the left, Castle Hill Barn is directly on the right hand side.

///what3words reference: decency.prowl.farmed





Aerial view



Stone Barn



Shippon

Useful information

Planning and Local Authority

North Yorkshire Council (Craven)

W: www.northyorks.gov.uk

Please note

- Viewings are strictly by appointment only with the selling agents. Please contact the office on 015242 74445
- The property is Grade II Listed - list entry number 1132423, date listed February 1958
- An overage provision applies to the Nissen Huts (highlighted orange on the sale plan). Further details are available from the selling agent.

Health and Safety

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.

Money Laundering

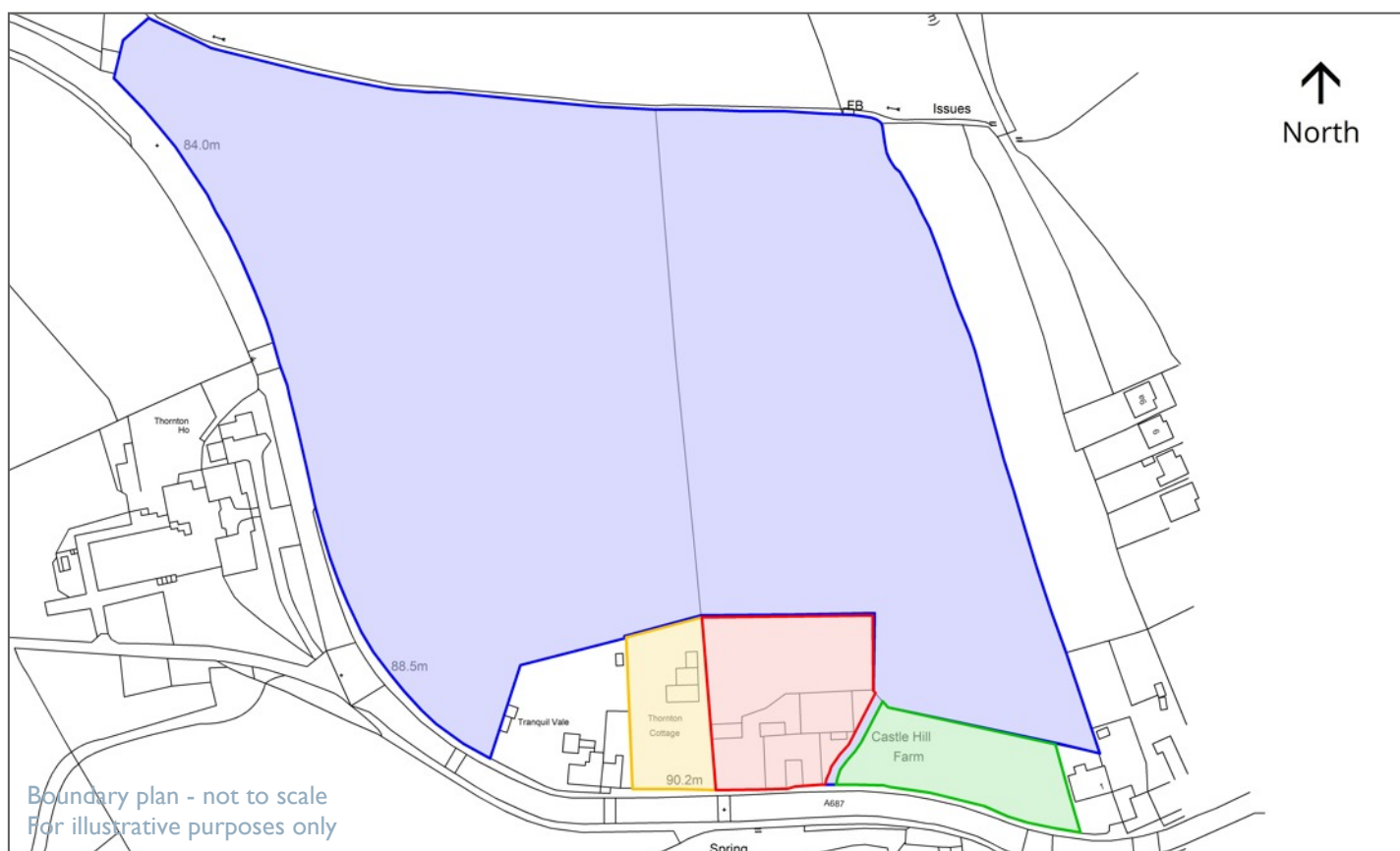
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing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

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445
sales@davis-bowring.co.uk
www.davis-bowring.co.uk

davis &
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estate agents



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