

## 2 BIGGINS HALL BARN

£675,000

High Biggins, LA6 2NP

**Situated in this sought-after and picturesque hamlet, a spacious mid terrace barn conversion with a generous south facing garden and splendid far-reaching views.**

One of four terraced barn conversions, converted in the early 2000's with light and airy, well-presented accommodation comprising three bedrooms (one ground floor single and two doubles to the first), two shower rooms, entrance hall, a contemporary breakfast kitchen, sun-filled sitting room with glazed doors out to the garden terrace. Large double garage with mezzanine storage above, private parking and shared visitors' parking. Delightful, well-maintained gardens; to the front, a block paved path with manicured lawns either side and to the rear, a private seating terrace with lawn, fruit trees and a second terrace from which to enjoy the valley views.

**Within walking distance of the popular market town of Kirkby Lonsdale and all the town has to offer.**







## Welcome to **2 BIGGINS HALL BARN**

**£675,000**

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### Here's our TOP TEN reasons to love 2 Biggins Hall Barn:

1. **Location really matters** - a highly sought-after and well-placed Lune Valley hamlet setting, within walking distance of award-winning Kirkby Lonsdale.
2. **A small, select former farmstead setting** - No. 2 is a mid terrace barn conversion, set in a row of four, converted in the early 2000's.
3. **Bordering open fields to the rear** with a wonderful south-facing aspect across the valley.
4. **Spacious, sun-filled sitting/dining room** - a super sociable space with tall windows and glazed double opening doors out to the seating terrace and garden. There is a wood burning stove and glazed doors leading into the kitchen.
5. **Contemporary and sleek kitchen** with tall windows to one end. Fitted with white high gloss base and wall units, a breakfast bar, quartz worktops, a larder cupboard, integral electric oven, grill, induction hob and dishwasher and space for a American style fridge/freezer.
6. **... and so to bed** - off the entrance hall with cloaks cupboard, there is a single bedroom to the ground floor, which is currently used as a sewing room. It could also be used as a home office/study. The staircase leads to a landing with splendid far-reaching views and off which are two double bedrooms; bedroom 1 has a low-level window set into to the arch of the original barn opening.
7. **Shower rooms** - to the ground floor, is a three piece shower room with bedroom 1 to the first floor having an en suite shower room.
8. **Garaging and parking** - in a detached garage block of four, a large, double garage with power, light and water and wooden staircase providing access to the useful mezzanine storage area. Private parking can be found to the front of the property and to the rear of the garage block, there is shared visitor's parking.
9. **Generous gardens** with stone wall boundaries; the garden to the front has a block paved path with manicured lawns either side. The rear south facing garden is a true delight with the private flagged seating terrace directly leading from the sitting room, a large, level lawn and apple, pear and crab apple trees. There is a second seating terrace at the end of the garden - the perfect spot to sit, unwind and take in the fabulous vista.
10. **It's a great base for exploring** - situated close to the Yorkshire Dales and Lake District National Parks as well as The Forest of Bowland, High Biggins is ideal for those who enjoy the outdoor life. For further details on the surrounding area, please turn to page 5.













## Sought-after hamlet setting within walking distance of Kirkby Lonsdale

One of the English countryside's unspoiled gems, the **Lune Valley** begins just a few minutes' drive from Lancaster and borders the Forest of Bowland National Landscape (formerly an Area of Outstanding Natural Beauty) and the Yorkshire Dales. For centuries it has provided inspiration for artists and writers. The poet Thomas Gray was particularly impressed by the Crook O'Lune describing it as having every feature which constitutes a perfect landscape'.

The charming and popular hamlet of High Biggins is **a short walk** to Kirkby Lonsdale, an ever-popular choice with a wide range of first and second home buyers, and it's not hard to see why. Regularly voted one of the best places to live in the UK, with a host of independent shops and places to eat, you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, Post Office, Booths supermarket, Boots Chemist, an opticians and doctor's and dentists' surgeries.

The historic market town of **Kendal** (12.5 miles) known as the Gateway to the Lakes' and the Georgian city of **Lancaster** (14.7 miles via the B6254) provide a comprehensive range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

**Great for families**, schools are located in Kirkby Lonsdale with St Mary's primary school and Queen Elizabeth secondary school, at Dallam, a mixed comprehensive world school and the Boys' and Girls' Grammar schools at Lancaster. The area is also well served by private schools, including Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

If you like fresh air and fun then you will be well suited with the area. Situated close to the **Yorkshire Dales and the Lake District National Parks** and **Forest of Bowland**, the area provides a stunningly scenic natural adventure playground for most outdoor pursuits. If you are drawn to the sea then look no further than nearby **Arnside and Silverdale National Landscape** and **Morecambe Bay Estuary**.

### Connectivity

**Getting about by car** is easy, accessibility to the motorway network is excellent at J34, J35 or J36 depending on your direction of travel as well as onto the A65 for travelling east.

**Travel by train** - there are stations on the West Coast main line at Lancaster and Oxenholme (10 miles) with direct services to London Euston, Manchester, Manchester airport, Glasgow and Edinburgh. Historic Carnforth train station is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

**Jetting off** there is a choice of airports: Leeds Bradford (51.6 miles) Manchester (79.9 miles) and Liverpool (85.6 miles).

**To find the property** - from the M6, exit at J36 and head towards Kirkby Lonsdale on the A65. After the Texaco garage, take the first turning right signposted Hutton Roof. Travel through Low Biggins and continue out into the countryside. At the bus shelter, turn right onto Biggins Lane and continue into High Biggins. Take the second turning on the left into the communal parking area for the small development; the properties are on the right handside and No. 2 is the second property from the left.

*What3Words reference: ///reserving.starlight.ends*



## Services and specifications

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- Mains electricity
- Mains metered water
- Shared drainage to a septic tank located in the rear garden of the property and shared with three other properties. Annual maintenance costs are shared equally.
- LPG gas central heating with hot water to radiators
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at 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 live/work balance) or just stay connected with the outside world
- Double glazed windows set in wooden frames
- Oak floor in hall, sitting room and bedroom 3
- Security alarm
- Outside water tap







## The finer details

### Council Tax

2 Biggins Hall Barn is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local and Planning Authority

Westmorland & Furness Council

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

### Please note

- Fitted carpets, light fittings and integral appliances are included in the sale
- Curtains, blinds, curtain poles and black Aga fridge/freezer are available separately
- All four properties have shared access to garages, LPG tanks and parking

### 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.



## 2 Biggins Hall Barn, High Biggins, LA6 2NP

Approximate Gross Internal Area = 124.4 sq m / 1339 sq ft

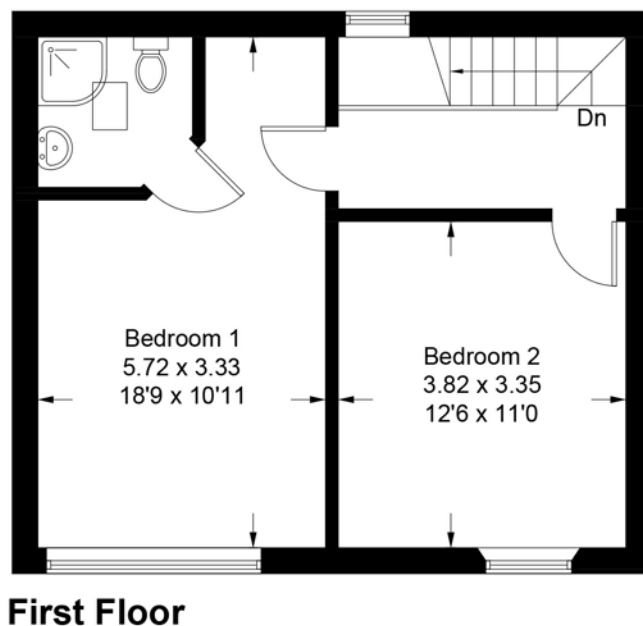
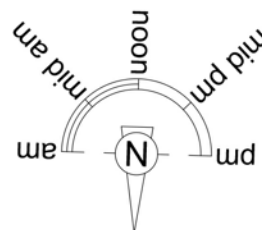
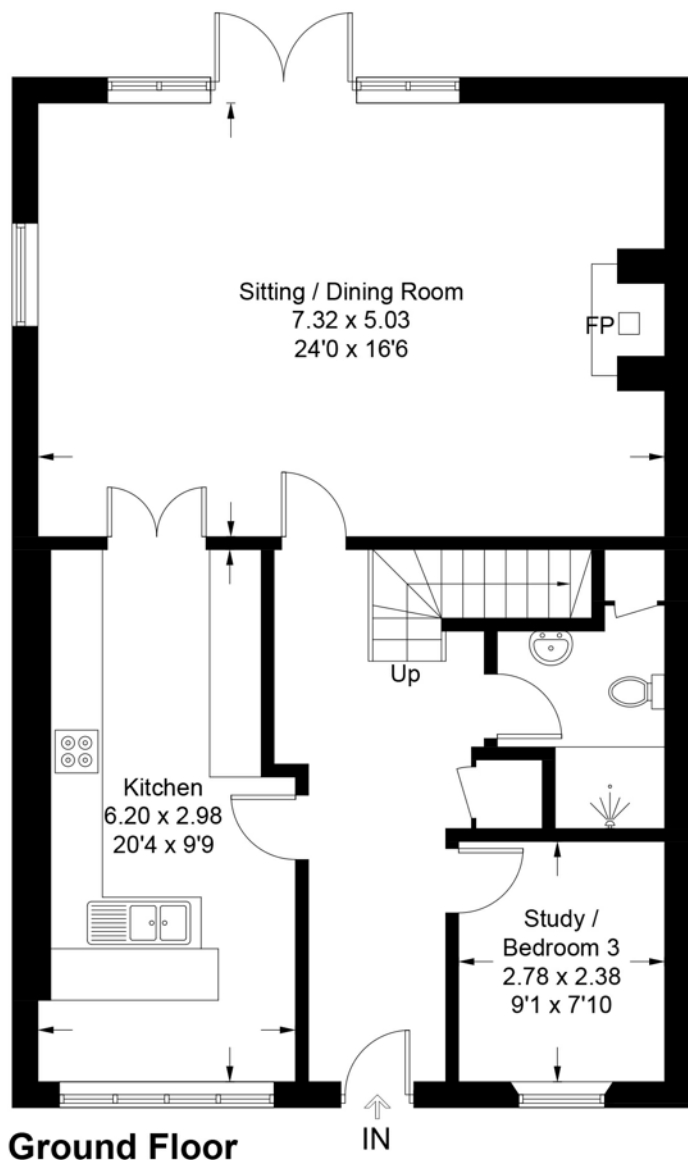


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1195023)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |
| www.epc4u.com                               |                         |           |

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