

BECK HOUSE

£940,000

Barbon, The Yorkshire Dales, LA6 2LJ

With a stunning backdrop of the Barbon Fells overlooking Barbon Beck and glimpses of open countryside, a modern detached property, tucked away in a private setting.

Built in the early 2000's, the property is spacious and light with well-proportioned spaces and a lovely sociable flow of rooms. Entrance hall with cloakroom, sitting room, study/home office, garden room, kitchen with walk-in pantry and open to the dining room, utility/boot room, gallery landing, four double bedrooms, one being en suite, shower room and a house bathroom. Attached double garage with first floor storage and ample private parking. Wrap around gardens to two sides with seating terraces, circular decking, lawns, pond, mature planting, fruit trees and woodland bank with steps leading down to Barbon Beck.

Situated within the heart of this ever popular and picturesque Lune Valley village, a great place to embrace both village and country life.





Welcome to **BECK HOUSE**

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Few villages in the Lune Valley, and within the extended Yorkshire Dales National Park, offer as much as **Barbon**; a cracking village pub, a church and a thriving village hall. There are lots of lovely walks right from the doorstep, you're surrounded by excellent views and by virtue of the fact the village is off the main road, there's no through traffic so it's altogether quieter.

Nearby **Casterton** (2 miles) has a petrol and car repair garage with a small shop along with a public house, The Pheasant.

The attractive and popular market town of **Kirkby Lonsdale** (3.9 miles) offers an abundance of independent shops, popular restaurants and pubs, a post office, churches, bank and a well-regarded Booths supermarket, as well as a Boots Chemist, opticians and doctor's and dentists' surgeries.

It doesn't just stop there, **Sedbergh** (7.8 miles) offers a good range of local amenities and with its cobbled streets, the scenic village of **Dent** (6.6 miles via scenic Barbondale) has a general store, an art gallery, a selection of tea shops, a church and two pubs.

Further afield **Kendal** (17.1 miles) and **Lancaster** (19.5 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

When it comes to schooling, there are primary and secondary schools in Kirkby Lonsdale and Sedbergh. There is also a primary school in Dent. 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 National Landscape**, the area provides a stunningly scenic adventure playground for fans of fresh air and fun. If you fancy a coastal walk, the **Arnside** and **Silverdale National Landscape** and **Morecambe Bay Estuary** are not too far away.

For travelling further afield

By car - access to the M6 is either at J36 (9.1 miles) or J37 (8.7 miles) depending on the direction of travel. For travelling east/west, the A65 is 3 miles distant.

By train - the nearest station on the west coast main line is at Oxenholme (9.9 miles) or Lancaster (24.8) with direct trains to London Euston. Historic Camforth Train Station (14.5 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

...and finally, for **jetting off** - Leeds Bradford (53.7 miles), Manchester Airport (83 miles) and Liverpool Airport (89.6 miles).

What3Words reference: ///evaporate.shower.subtitle







A fabulous, modern detached house tucked away in a private village setting

Set back off the main thoroughfare in a secluded position, Beck House enjoys a splendid outlook across gardens fronting Barbon Beck.

Whether a growing family in need of every inch or a retiring couple keen to entertain and still have room to spread out, this is an excellent detached property!

Built in the early 2000's, the accommodation is generous, well-proportioned and incredibly light and airy with dual aspect rooms, a lovely sociable flow of rooms and a gross internal area of c. 2975 sq ft (276.4 sq m) including the garage.

Let us take you on a guided tour...

A flagged approach leads through a covered entrance and into the welcoming **double height entrance hall**, with built-in cloaks cupboard and separate cloaks cupboard. Off here is a two piece **cloakroom**.

The dual aspect **study/home office** has fitted furniture with bookshelves and a wood burning stove set on a stone hearth - its the perfect space if you work from home.

Off the hall is a wonderful sociable space with the **kitchen** being open to the **dining room**. To one end, the kitchen is fitted with base units and has a navy blue Aga and dishwasher. Double doors open to a shelved **walk-in pantry**, a valuable extension to the kitchen with space for an American style fridge/freezer. The dining room has bi-folding doors out to the garden and pleasant fell views.

Also off the kitchen is a practical **utility/boot room** with a sink unit, broom cupboard, plumbing for a washing machine and a cupboard housing the boiler and hot water cylinder. A door leads out to a covered area. There is also access into the **double garage** with an electric up and over door, power, light and cold water tap. A slingsby style ladder leads to the first floor, which is boarded with plumbing (hot and cold water) and electrics in place, ready for conversion

From the dining room, walk through into the **sitting room** with a large window framing the splendid outlook, fitted bookshelves to one wall and a gas flame effect fire set in a limestone fireplace and hearth. There is also access into the entrance hall.

From the sitting room, wooden doors lead into a **garden room** being open to the apex with windows to three sides, decorative tiled floor and inset shelving. There are also double doors out to the garden.

An oak staircase leads up to the **gallery landing** - a lovely light space with two built-in wardrobes and a **linen cupboard**.

Off here are four double bedrooms. The **principal bedroom**, with a four piece **en suite bathroom**, has glazed double doors and a Juliet balcony - the views from the bed are a delight!

Bedroom 2 has built-in wardrobes to one wall and **bedrooms 3 and 4**, share the 'Jack and Jill' **shower room**. There is also a three piece **house bathroom**.

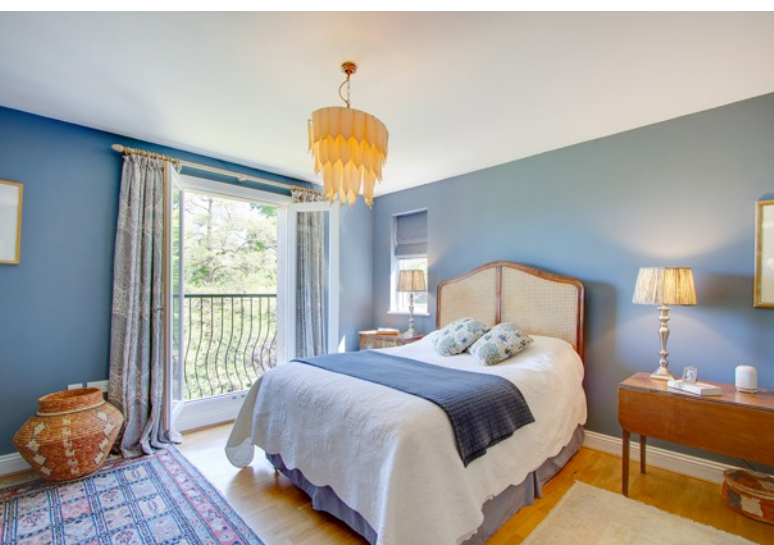
Outside space

Timber gates lead to a gravel drive providing **ample parking**.

The gardens wrap around the property to two sides, c 0.32 acres (0.13 hectares). To the east, there is a walled garden with lawn, raised beds, a pond and fruit trees (fig and apple).

To the north, is a seating terrace, mature planting, and woodland bank with steps leading down to Barbon Beck, with the boundary extending to the midway point. There is also a **seating terrace** with awning by the dining kitchen, lawns, shrubs, and a **circular deck** with wrought iron railings - the perfect spot to sit, unwind and take in the splendid views.

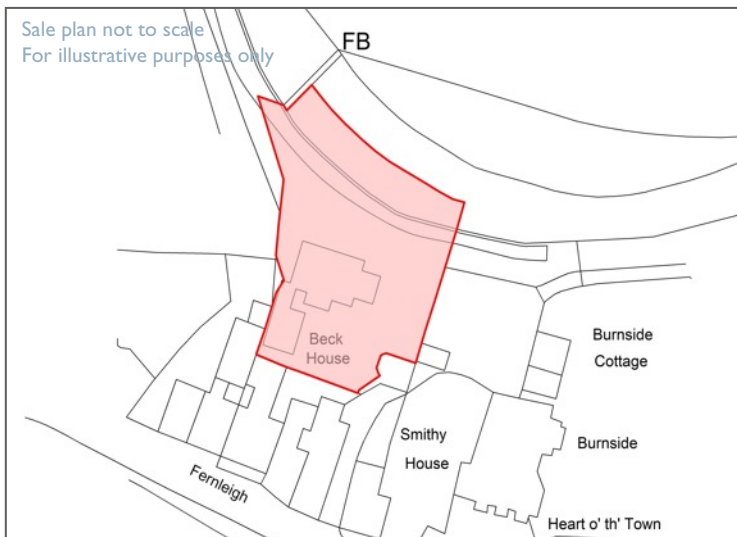
To the northeast, is a working area with a **polytunnel** with raised beds.



Services and specifications

- Mains electricity and gas
- Metered mains water
- Gas central heating with gas flame effect fire in the sitting room and a woodburning stove in the study/home office as well as the dining room
- Drainage to a sewage treatment plant shared with three neighbouring properties (Burnside, The Post Office and The Old Forge).
- 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 b4rn.org.uk.
- Double glazed windows in timber frames
- Oak internal floors and doors
- Security alarm
- External water tap
- External power points
- External light





The finer details

Council Tax

Beck House is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

The Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

- Stair carpet, some curtains, curtain poles, some light fittings, Aga and integral white goods are included in the sale
- Some curtains and blinds are available separately
- The access lane is unregistered with Beck House having a right of way across
- Freehold, with vacant possession on completion

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 = 276.4 sq m / 2975 sq ft
(Including Garage & Garden Room)

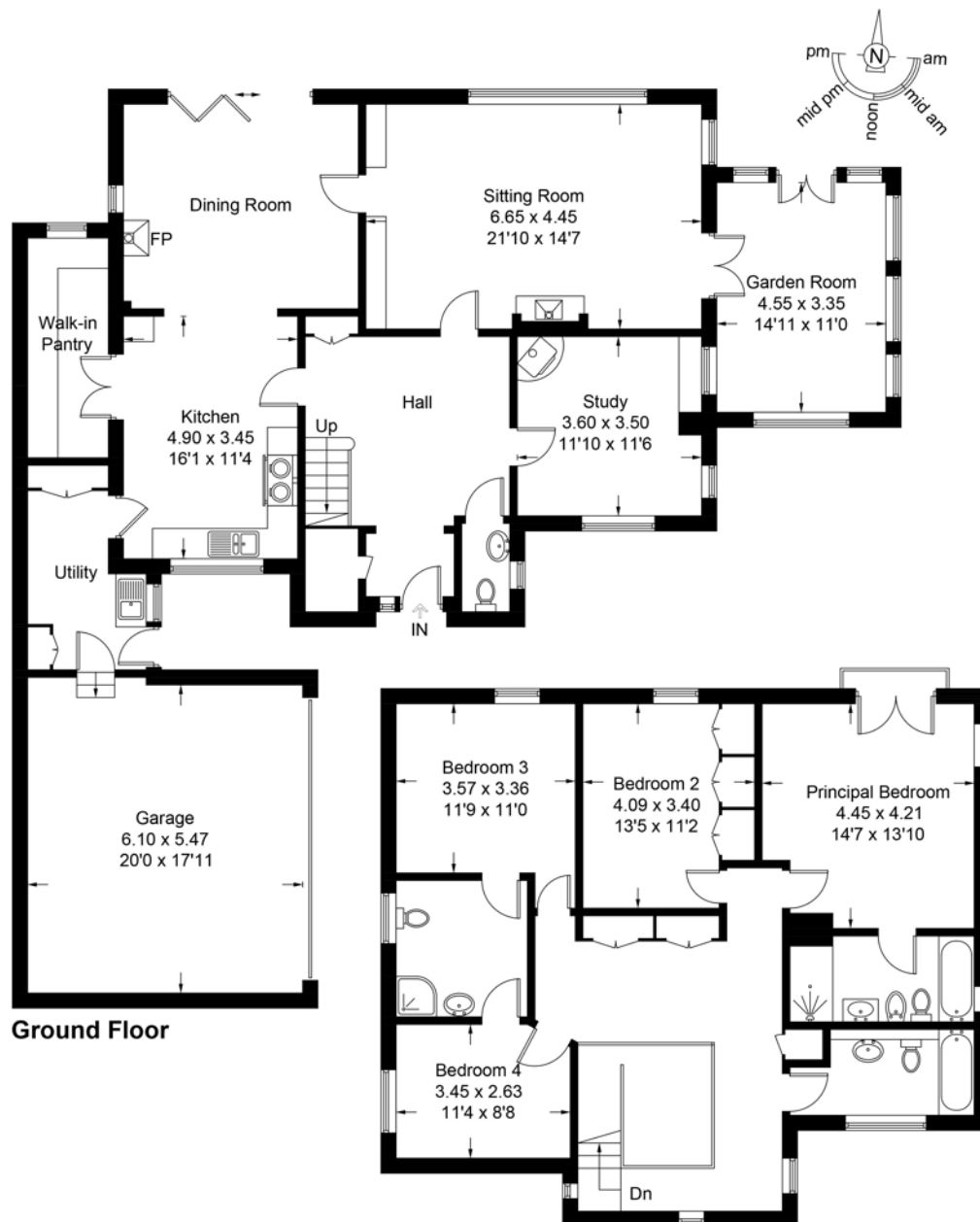


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1191278)

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	71	78
EU Directive 2002/91/EC		

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