

THE BARN

£825,000

Tunstall, LA6 2QW

In the heart of the Lune Valley and enjoying fabulous wide open and far-reaching views to the front and rear, an attached contemporary barn conversion with high quality finishes and modern technology.

Converted in c. 2010, the accommodation is highly versatile, spacious and light, embracing a flowing layout with a large open plan living/kitchen at the very heart. There's also a separate dining room, sitting room, library and utility/laundry room, as well as a ground floor bedroom and shower room. To the first floor, two double en suite bedrooms, a third double with mezzanine sleep platform and a house bathroom. Beautifully landscaped gardens with lawns, planted borders, vegetable beds and seating terraces to the front and rear with direct access from the house, ample parking and a large single garage.

Central to this popular village, highly accessible for road and rail links.





Welcome to **THE BARN**

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Tunstall itself is a very popular village on the A683 and situated in the heart of the scenically renowned Lune Valley - it has a village hall and tennis court and a popular pub The Lunesdale Arms. To the northeast of the village is the Grade I listed Church of St John the Baptist.

If you like fresh air and fun then you will be spoilt for choice. Situated close to the Yorkshire Dales, the Lake District National Park and Forest of Bowland National Landscape, the area provides a stunningly scenic adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors. And if you fancy going coastal, Amside and Silverdale National Landscape and Morecambe Bay Estuary are not too far away.

The attractive market town of **Kirkby Lonsdale** (3.7 miles) is extremely popular and offers an abundance of independent shops, well-regarded restaurants and pubs, a post office, a weekly market and Booths supermarket. There is also a range of commercial businesses represented in the town as well as an optician's, two dentists and a large doctor's surgery.

The **Georgian city of Lancaster** (13.2 miles) with its impressive architecture offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College, the Royal Lancaster Infirmary, the Dukes Cinema and Theatre, the Grand Theatre, concerts at the University and Priory Church as well as leisure and sports centres.

This is a great choice for a family house, the nearest schools are located in Kirkby Lonsdale with St Mary's primary school and Queen Elizabeth secondary school but you'll also find Dallam School at Milnthorpe, a mixed comprehensive world school with state boarding and the Boys' and Girls' Grammar schools at Lancaster. The area is also well-served by private schools, including Sedbergh, Giggleswick and Windermere.

By car - if you want to wake up and see fields but don't want to be isolated then you will be pleased with the accessibility of Tunstall. J34 of the M6 is 10.7 miles distant.

By train - Lancaster Station (13.8 miles) and Oxenholme Station (14.5 miles) are on the main west coast line with direct services to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh. Nearby Wennington has a station on the Leeds to Morecambe line via Skipton.

By air - airports are at Leeds Bradford 50.8 miles, Manchester 73.7 miles and Liverpool 79.2 miles.

Accessibility is one of the bonus points here - no winding country lanes with hard to navigate passing places or isolated spots that get cut off in winter.

To find the property - from Kirkby Lonsdale, take the A683 south towards Lancaster. On entering the village from the north, it's the first drive on the left, turn in and drive to the end, following the drive round to the parking area.

What3words reference: ///croak.dignitary.goose







Contemporary country living

Situated in a sought-after Lune Valley village, The Barn is a fabulous contemporary barn conversion with versatile and spacious accommodation (gross internal area of c. 2465 sq ft (229 sq m) excluding the garage).

Rooms are light and airy, embracing a flowing layout with a centrally placed large open plan living kitchen sure to be the focus of your daily life.

Converted c. 2010, with high quality finishes, modern technology, excellent attention to detail with an emphasis on natural materials (oak, stone, slate, marble and glass), the property is perfect for 21st century living.

The gardens have been landscaped - the rear gets sun most of the day and has seating and eating areas, the perfect entertaining space for family and friends.

There are stunning westerly and easterly far-reaching views from the majority of the rooms; the outlook from the front is impressive - big, open, wide and straight across the valley (it is from here that you can enjoy some of the best sunsets in the Lune Valley). To the rear, the views are across open fields towards Leck and Casterton Fells.

Let us take you on a tour...

Come on in to the entrance **vestibule/cloakroom** with storage bench which leads into the hall with shelved **cupboard** and three piece **shower room**. Double doors lead off the main hall into an inner hall off which is a useful **utility/laundry room**, the **library** with fitted shelving and **sitting room** with exposed stone wall, an internal picture window to one end and windows and glazed double doors to the other.

There is also a ground floor **double bedroom** with a lovely outlook.

The inner hall is also open to the **fabulous living kitchen** fitted with a comprehensive range of solid oak base and wall units and matching island with breakfast bar. Glazed double doors lead onto the terrace providing an additional 'room' with indoor/outdoor living during the warmer months - the perfect entertaining space. The living area has a gas fire set into a slate surround and access to the terrace.

Off the living kitchen is a separate **dining room** with glazed external door.

An open riser oak staircase leads to the first floor. The landing is part galleryed to the hall with glass balustrade and has two conservation style skylights.

The **principal double bedroom**, with **five piece en suite bathroom** is fitted with wardrobes and a dressing table to one wall as well as fitted drawers either side of the bed. There are **two further double bedrooms**, one with a three piece en suite shower room, the other having ladder access to a mezzanine sleeping platform (perfect for teenagers). A four piece house **bathroom** completes the picture.

Outdoor space

A large **single garage**, c. 416 sq ft (38.7 m) has power and light and there is ample **private parking** too.

The **main garden** is to the rear and has been landscaped to create seating and eating areas, perfect for being together as a family and also wonderful for entertaining with outdoor sound and light. There's a central path with lawns either side and delightful deep planted borders. If you fancy growing your own then you'll enjoy the raised beds in the kitchen garden.

There's also a separate garden bordered by a stone wall to the roadside.



Services and specifications

- LPG gas central heating with new boiler installed in 2022 - zoned under floor heating throughout with the added appeal of no fuss and no mess feature heating from a contemporary gas fire in the living kitchen. There are chrome heated towel rails in the bath and shower room
- Drainage to a septic tank located within the property's boundaries
- Mains water with taps in the garage and garden
- Mains electric with power points in the garage and garden
- Work from home easily with B4RN hyperfast broadband which is beamed around the home by a mesh Wifi system inside and out. Visit their website <https://b4rn.org.uk> for more information
- TV points in all bedrooms and hard wiring for the internet next to the TV points in the living kitchen, sitting room, study and bedrooms
- SONOS sound system wired to all rooms, including bathrooms. There are audio controls in most rooms throughout the house
- Oak internal joinery and floors to the hallway and living area with Travertine tiles to the kitchen
- Solid oak handmade kitchen with African marble worktops. Matching utility units with granite surfaces
- Lutron interior mood lighting
- Travertine marble tiling to all bathroom/shower rooms
- Spa bath in main en suite and Demista mirror pads in three of the bath/shower rooms
- EV charger





The finer details

Council Tax

The Barn is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council

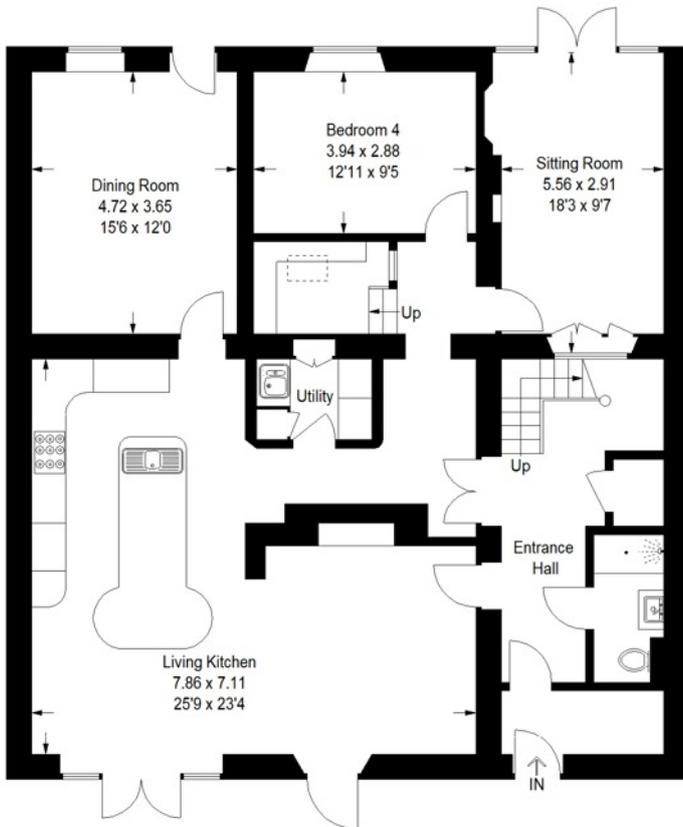
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Please note

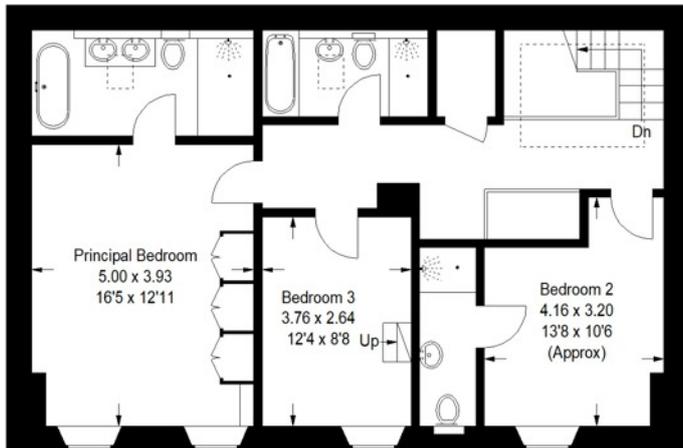
- Carpets, light fittings, blinds, fitted side board, oak table and six chairs in the dining room, three breakfast bar stools, fitted furniture in the principal bedroom, the TV in the sitting room, super king size drawer divan and mattress in bedroom 4 and integral white goods are included in the sale.
- The access from the highway is owned by the neighbouring property - maintenance obligations apply
- Some restrictions apply - please ask the agent for further details
- 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.



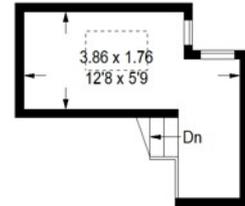
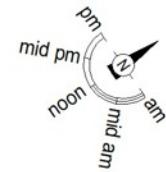
Ground Floor = 140.9 sq m / 1517 sq ft



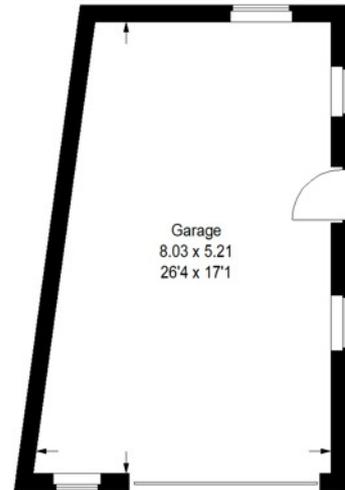
First Floor = 79.9 sq m / 860 sq ft

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Approximate Gross Internal Area
 220.8 sq m / 2377 sq ft
 Mezzanine = 8.2 sq m / 88 sq ft
 Garage = 38.7 sq m / 416 sq ft
 Total = 267.7 sq m / 2881 sq ft



Mezzanine
 8.2 sq m / 88 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansSketch.com © 2017 (ID375499)

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			
		62	80
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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