

ILLIWELL LANE BARN

£695,000

Masongill, The Yorkshire Dales, LA6 3NN

Enjoying stunning panoramic views across the Forest of Bowland to the south west, Morecambe Bay Estuary and the Lakeland Fells to the north west and Ireby Fell to the north, a detached barn conversion within a picturesque hamlet setting.

Converted in 1979 and later extended, the versatile and well-proportioned accommodation offers a hall, living room, study, dining kitchen, pantry, laundry/utility room, cloakroom, and to the first floor, a fabulous triple aspect sitting room, a principal bedroom with en suite bathroom, a dressing/hobby room, two further bedrooms and a house bathroom. A ground floor guest bedroom with walk-in wardrobe and shower room. Detached double garage, ample parking, and attractive walled gardens with seating terraces, lovely well-stocked borders, lawn and vegetable beds.

Country living in a highly accessible location, convenient for the A65, Kirkby Lonsdale and Ingleton.





Welcome to **ILLIWELL LANE BARN**

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Situated within The Yorkshire Dales National Park, **Masongill** is a small, picturesque village surrounded by open countryside, offering a quiet country lifestyle.

Nearby **Cowan Bridge** (2.8 miles) has a village shop/tea room, a village hall and gym.

With a post office/community shop, church, pub and an active village hall, **Burton-in-Lonsdale** is 3.1 miles in the opposite direction off the A65.

Ingleton (2.6 miles) is a tourist destination with a choice of eateries, pubs, gift shops, an outside heated pool (open May to September), a primary school, a church, doctor's surgery, Seasons Bakery, Co-op and an Asda Express/petrol station.

The sought-after Cumbrian market town of **Kirkby Lonsdale** (3.9 miles) has a great selection of amenities on offer with independent shops, popular cafes, restaurants and pubs, a post office, bank, churches and a well-regarded Booths supermarket, as well as a Boots Chemist, opticians, doctor's and dentists' surgeries. For sports enthusiasts, there are golf, cricket and rugby clubs.

Known as the Gateway to the Lake District, the historic market town of **Kendal** (17.6 miles) and the Georgian city of **Lancaster** (19.2 miles via A683) provide a wider range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Putting education first - there are primary schools in Ingleton, Leck and Kirkby Lonsdale with secondary schools in Kirkby Lonsdale and Settle. Lancaster is home to the Boys' and Girls' grammar schools and independent schools are at Sedburgh (with the Preparatory School in Casterton) and Giggleswick.

Travel by car - Masongill is extremely convenient for road and rail links being c 0.3 miles off the A65. Access to the M6 motorway is either at Junctions 34, 35 or 36, depending on the direction of travel.

Travel by train - with the nearest West Coast railway line stations at either Oxenholme (15.9 miles) or Lancaster (19.8 miles via A683).

Travel by air - with airports at Leeds Bradford (47 miles), Manchester (85.3 miles) and Liverpool (90.8 miles).

And for those who prefer to stay closer to home you will be spoilt for choice. Situated in the Yorkshire Dales National Park and close to the Lake District National Park, the Lune Valley and Forest of Bowland National Landscape (formerly known as an AONB), it's perfect if you love any aspect of outdoor life. There are many lovely local walks from the village; of particular note is the walk from the village to Tow Scar. For the more adventurous the famous Three Peaks (Ingleborough, Pen-y-ghent and Wharfedale), White Scar Cave (Britain's longest show cave) and The Ingleton Waterfalls Walk with woodland gorges and spectacular waterfalls are close by.

To find the property - from Kirkby Lonsdale, head east along the A65. After bypassing Kirkby Lonsdale and driving through the small village of Cowan Bridge, continue for c. 2 miles and turn left signposted Masongill 1 1/2 mile. Follow the lane into the hamlet and turn first left: before the right hand turn, bear left and Illiwell Lane Barn is at the end, on the right handside.

What3words reference: *///upwardly.moth.fallback*







Character property with stunning views

Nestled in a quiet and picturesque hamlet setting, bordering open countryside and enjoying breathtaking panoramic views across the Forest of Bowland to the south west, Morecambe Bay Estuary and the Lakeland Fells to the north west and Ireby Fell to the north from the garden and some of the rooms, Illiwell Lane Barn is a detached stone and slate barn conversion.

The original property was extended a number of years ago by the previous owners to incorporate an adjoining barn. This provides a wonderful first floor sitting/dining room with the most splendid far reaching views, as well as a ground floor en suite bedroom - ideal for visiting guests.

The accommodation is well-proportioned, light and bright with a gross internal area of c. 2247 sq ft (208.7 sq m to include the external store) and a versatile layout which will suit a number of buyers.

Let us take you on a tour...

Come on into the **hall** with understairs cupboard. Off here is a **study** with a fitted desk and bookshelves, ideal if you work from home.

Also off the hall is the **living room** with a painted beamed ceiling and a multi-fuel stove on a tiled hearth. Folding plantation shutters open up to the **dining kitchen**, also with a painted beamed ceiling; to one end is the dining area and double doors, again with plantation shutters, leading out to the garden. The kitchen is fitted with base and wall units with granite worktops, a Leisure electric stove, under counter dishwasher and freestanding American style fridge/freezer. There is also a useful **shelved pantry**, a practical **utility/laundry room** and a **cloakroom**.

The **guest bedroom** has private access across the arch/covered parking. There is an entrance vestibule, a double bedroom, en suite **shower room** and a walk-in wardrobe. The bedroom has large windows which open out onto a seating terrace, a quiet spot to take in the excellent outlook.

From the hall, the staircase leads to a **gallery landing** with access and folding ladder to boarded loft. Off here is a **double bedroom**, a **single bedroom** with airing cupboard containing a large pressurised hot water cylinder and a three piece **shower bathroom**.

The landing also provides access to the **dressing/hobby room** and into the **principal bedroom** with fitted wardrobes and a four piece **en suite bathroom**.

Off the principal bedroom is the first floor, **triple aspect sitting/dining room** with vaulted ceiling, two skylight windows, ceiling beams and crucks, exposed stone wall and multi-fuel stove. An impressive space, taking advantage of the stunning vista from all windows, it's perfect for entertaining or family gatherings. A staircase leads down to a second entrance.

Outdoor space

Planted beds adjoining the property to the front. Access to the rear is through the archway providing covered parking with wood store - here there is a **gravel parking area** and a **double garage** with an electric roller door, power, light and cold water tap.

The **walled gardens** have beautiful well-stocked herbaceous borders and several seating areas providing the perfect spot to unwind and take in the stunning views. To the north, a rose covered wrought iron arch leads to a lawn garden and vegetable beds.



Services and specifications

- Mains electricity
- Metered mains water
- Private drainage to a septic tank, located just outside the property's boundary
- Oil fired heating controlled by Nest system
- Solar photovoltaic roof panels installed
- uPVC external doors and double glazed windows with Venetian blinds
- Multi-fuel stoves in the sitting and living rooms
- B4RN Broadband is 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.
- External broadband booster giving WiFi around the gardens
- Oak floor in the first floor sitting room
- Indian slate tiled floor in the entrance hall, kitchen, utility/laundry room and cloakroom
- Cold water tap in the garage
- External lighting





The finer details

Council Tax

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

Local Authority

North Yorkshire Council

W: www.northyorks.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

- Carpets, curtains, blinds, curtain poles, light fittings, leather sofas in the living room, side board, dining table and benches in the sitting room, white goods including the washing machine and tumble drier as well as the upright freezer in the garage, hardwood garden furniture and various garden tools are included in the sale
- There is a public footpath running on the edge of the south-west boundary
- Freehold, with vacant possession on completion
- No onward chain

Money Laundering

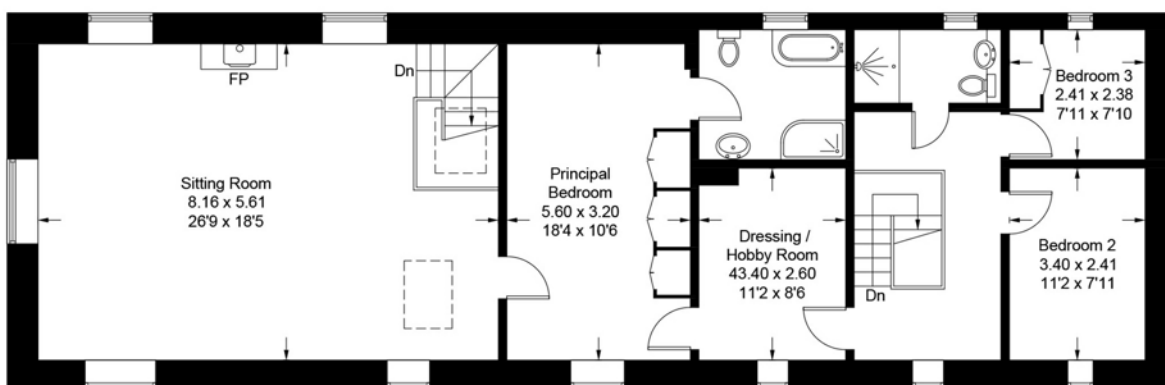
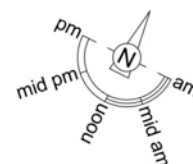
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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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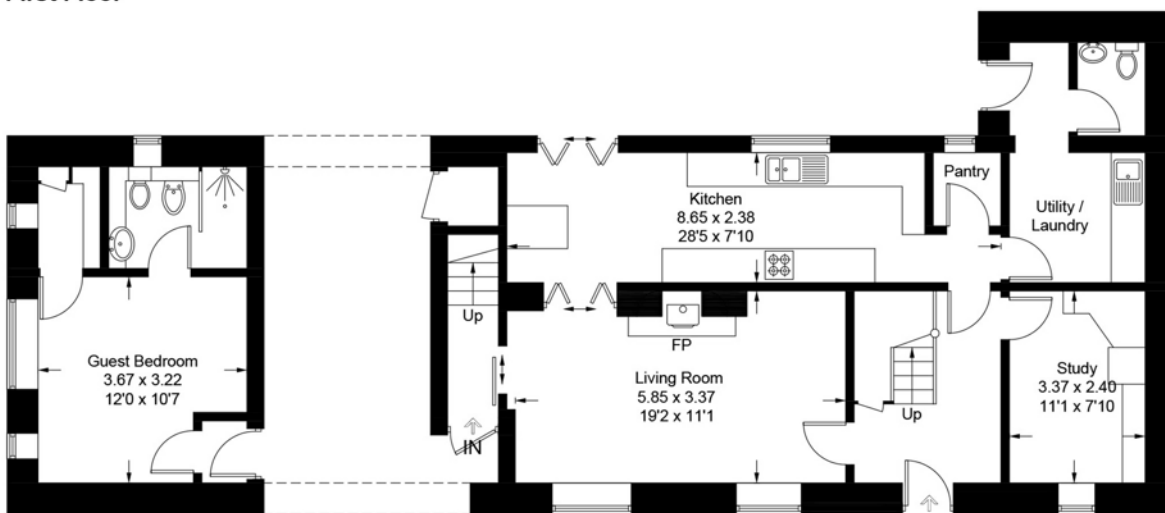
Approximate Gross Internal Area = 207.6 sq m / 2235 sq ft

External Cupboard = 1.1 sq m / 12 sq ft

Total = 208.7 sq m / 2247 sq ft



First Floor



Annexe

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1220258)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	81
A	
(81-91)	
B	
(69-80)	
C	64
(55-68)	
D	
(39-54)	54
E	
(21-38)	
F	45
(1-20)	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

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