

DRAKES BARN

£725,000

Lupton, LA6 2PZ

Simply stunning - a detached contemporary conversion of an agricultural building in a picturesque, rural, private setting and enjoying splendid countryside views.

Completed in 2023 with well-proportioned, sociable and contemporary spaces, clean lines, light and bright accommodation, energy efficient, high quality finishes and a great attention to detail, perfect for modern day living. Entrance hall, utility/laundry room, cloakroom and a fabulous triple aspect open plan living/dining kitchen. To the first floor, a landing with linen cupboard two generous en suite double bedrooms, one with a bathroom, the second with a shower room. Electric gated drive and a large gravel parking and turning area, lawn gardens, seating terrace with covered outdoor kitchen and hot tub. Adjoining land may be available by separate negotiation.

With a 'miles from anywhere feel', yet not too far from the well-regarded Lune Valley market town of Kirkby Lonsdale, the A65, M6 and west coast railway station at Oxenholme.





Welcome to **DRAKES BARN**

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Lupton is a scattered rural hamlet with a church, All Saints Church and The Plough offering good pub grub, beams and open fires, as well as luxury B&B accommodation. If clay pigeon shooting is your thing, it is also home to Crabtree Farm, which has the facilities to offer a great day of clay shooting at every level. Also close by is Kitriding Farm Shop and Tea Room, an award winning family run business.

Living here, **Kirkby Lonsdale** (4.3 miles via A65) will be your local town. It's the jewel in the Lune Valley's crown and voted best place to live in the North West for a number of years. The town offers independent shops, popular restaurants and pubs, a post office, library, a bank, an optician, doctor's and dentists' surgeries, a Boots Chemist and a branch of well-regarded regional supermarket Booths.

Slightly further afield you'll find the market town of **Kendal** (10.8 miles), commonly referred to as 'The Gateway to the Lakes' and the Georgian city of **Lancaster** (18.3 miles) which provide a comprehensive range of educational, commercial and recreational facilities, as well as hospitals.

Thinking of the children, there are primary and secondary schools in Kirkby Lonsdale and Kendal, with boys' and girls' grammar schools at Lancaster. Independent schools are at Sedburgh (with the preparatory school at nearby Casterton), Windermere and Giggleswick.

There's no better place for those who like to spend time outdoors, you will be spoilt for choice. Situated in the Lune Valley, nestled between the Yorkshire Dales and the Lake District National Parks with the Forest of Bowland National Landscape close by, the area provides a stunningly scenic adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors. If you fancy a coastal walk, the Arncliffe and Silverdale National Landscape and Morecambe Bay Estuary are not too far away.

Prime position in a 'miles from anywhere feel' but highly convenient for being out and about with J36 of the M6 being 3.9 miles distant and the A65 (1.2 miles) providing easy access for travel east/west.

Let the train take the strain, the nearest station on the west coast main line is at Oxenholme (6.5 miles) or Lancaster with direct trains to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh.

For jetting off - Manchester Airport is 78.3 miles distant, Liverpool Airport, 83.8 miles with Leeds Bradford 55.1 miles being the nearest.

Interested to see for yourself? From J36 of the M6 take the A65 towards Kirkby Lonsdale. Pass The Plough on the right and continue past Foulstone Farm on the left, round the corner and take the next left, turn onto Goodmickle Lane, signposted Lupton Church. Bear left at the church signposted Lupton Row and after approximately 1 mile, the property is on the right.

What3words reference: ///hippy.balconies.tigers







Contemporary country living at its best!

Situated in a private and scenic rural setting surrounded by open countryside with no immediate neighbours, Drakes Barn is a detached conversion of a former modern agricultural building.

Clad in wood and slate, the beauty is in its simplicity. The clean lines continue with stylish, cool, calm, contemporary interior.

It's incredibly light too - the reception room has windows and sliding doors to one elevation and windows to the other three, with the two bedrooms being dual aspect; the windows are big and this allows natural light to flood in, as well creating a connection with the outside and the views.

The rooms are very generous with a gross internal area of c. 1550 sq ft (144 sq m) and the property has been well-planned and finished with great attention to detail and modern quality appointments.

Come on in and let us walk you round...

A **covered entrance** with slate approach (the perfect spot for a bench from which to enjoy the east-facing views towards the Barbon Fells) and into the entrance hall.

Off the hall is a practical **utility/laundry room** with base units, sink unit, undercounter space for a washing machine and condenser drier, as well as an understairs cupboard. There is also a separate two piece **cloakroom** with store cupboard.

The **fabulous and sociable 'L' shaped open plan reception room** has space for living, cooking and dining and has two sets of sliding doors opening out onto the rear garden.

The kitchen is fitted to one wall with tall cupboards, an integral fridge/freezer, oven and microwave. The island unit with marble worktops has an induction hob with ceiling extractor, sink unit with Quooker tap, dishwasher and bin drawer.

The living area has a Stovax stove on a raised slate hearth and an inset wall mounted TV with the dining area having a large picture window which frames the wonderful view.

The staircase with wrought iron hand rail leads up to the first floor landing with glass and oak balustrade and a linen cupboard.

The **two en suite bedrooms** are extremely generous with tall windows and splendid views. Bedroom 1 has a four piece bathroom with an elliptical shaped bath, walk-in shower and twin wash basins set in a vanity unit. Bedroom 2 has a three piece shower room.

Outdoor space

A **private gated entrance** with electric gates leads onto the gravel drive with lawn and newly planted trees to one side to a **large parking and turning area**.

To the rear is a split-level slate flagged seating **terrace** with hot tub and a covered **outdoor kitchen** with base units and sink unit - it's ideal for al fresco dining and entertaining family and friends.

The gardens are bounded by parkland fencing and hedging.

The vendor also owns the field to the southwest and there may be an opportunity to purchase part by separate negotiation.



Services and specifications

- Mains electricity and water
- Drainage to a sewage treatment plant located within the property's boundaries installed in 2023
- Oil fired central heating
- Solar panels with battery system installed
- Woodburning stove in the living/dining kitchen
- Underfloor NEST heating system
- Double glazed windows and doors in aluminium frames
- 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 b4rn.org.uk.
- Kitchen and utility/laundry room units by Ikan Kitchens
- Oak parquet flooring to the ground floor
- Inset lighting to the staircase
- External water tap
- External power points and lighting





The finer details

Council Tax

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

Local and Planning Authority

Westmorland and Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

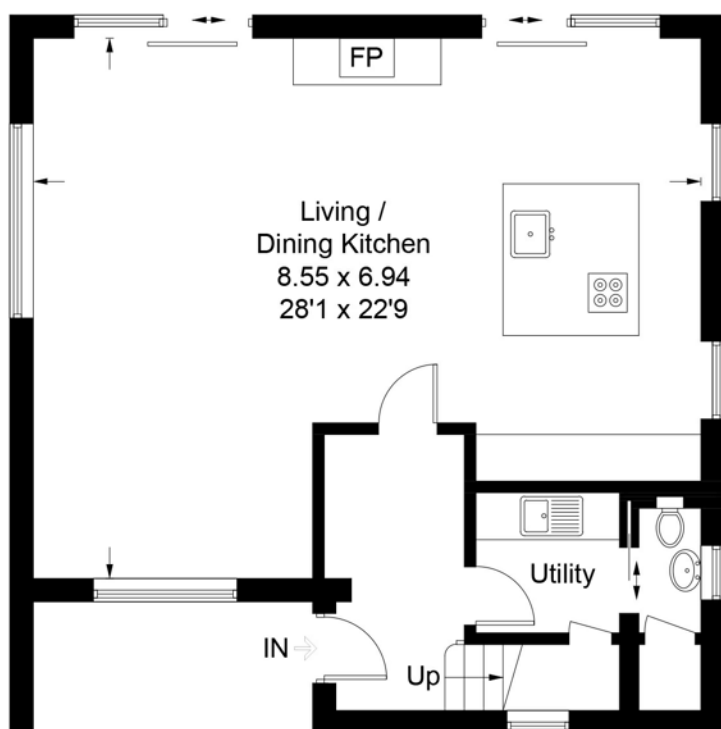
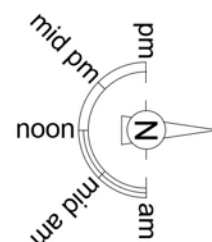
- Carpets, curtains, blinds, curtain poles, light fittings, integral appliances and two wood storage sheds are included in the sale
- The hot tub, with air source heat pump, is available by separate negotiation
- Professional Consultants Certificate in place from 12 July 2023
- Some of the photos were taken May 2023
- Drakes Barn is currently a holiday let however, bookings cease in September 2025
- Freehold, with vacant possession on completion

Money Laundering

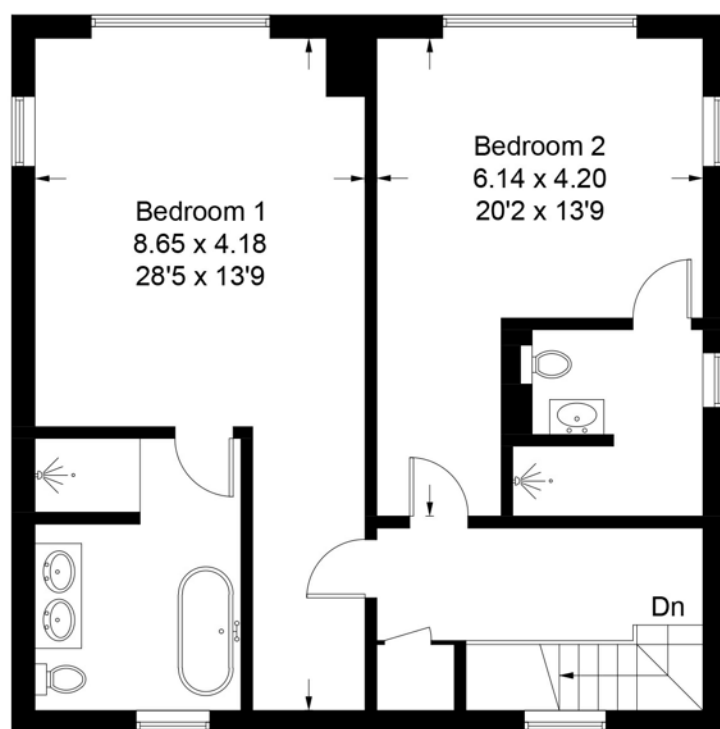
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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 = 144.0 sq m / 1550 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228122)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	92	92
(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	

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