

BEECHWOOD

£675,000

Barbon, The Yorkshire Dales, LA6 2LJ

Situated within the heart of this ever popular and picturesque Lune Valley village, a double fronted detached period cottage with huge potential to extend into the barn at the rear, subject to the relevant consents.

Recently refurbished, the accommodation is spacious, light and bright with sitting room, fitted kitchen open to dining room, utility room, three double bedrooms and a bathroom. Two external stores and a conservatory style entrance linking the house to the two storey stone and slate barn, attached stone and slate lean-to and wood store. Gated entrance to drive providing excellent parking and turning and a private garden with lawn and mature planted borders.

Escape to the country and embrace Barbon village life - offering an exciting opportunity to develop the barn and extend the current accommodation, or the cottage is perfect as it is for those looking to downsize, a holiday home or for rental income.





Welcome to **BEECHWOOD**

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Here's our **TOP TEN** reasons to love Beechwood:

1. **A delightful period detached cottage** with a four square layout and some character features (stone fireplace in the sitting room, feature fireplaces in bedrooms 2 and 3 and a cast iron fireplace with tiled slips in bedroom 1).
2. **Picturesque village setting** - situated in the heart of this sought-after Dales village overlooking open fields to the front.
3. **Huge potential** - to the rear is an attached two storey stone and slate barn with double timber with an attached stone and slate lean-to, GIA c. 877 sq ft (81.5 sq m). The first floor is accessed via external stone steps. Ripe for conversion, this would truly enhance the current accommodation, subject to the relevant planning consent.
4. **Partially refurbished** since the current vendor's purchase in 2024, being repainted throughout with new floor coverings, the property is ready to move straight into.
5. **As it stands** - with a gross internal measurement of c. 1564 sq ft (143.5 sq m) a part-glazed front porch leads into the **sitting room**. The **dining room** is open to the **kitchen** with fitted base and wall units and integral appliances including electric oven, halogen hob, dishwasher and refrigerator. The kitchen has access out to the **conservatory style entrance** and to an inner hall and **utility room** with a base and wall unit, sink unit, boiler and plumbing for a washing machine.
6. **...and so to bed** - there are **three double bedrooms** and a modern **four piece bathroom** with separate shower.
7. **Excellent storage** - there's a **cellar room** with stone benches and **two attached stores**, both with external access.
8. **A generous plot**, c. 0.19 acres (0.07 hectares) - there are private gardens with a level lawn, mature borders, trees, a timber shed and wood store.
9. **Parking** - a gated entrance leads to a large gravel parking and turning area for a number of vehicles. If you didn't want to convert the barn, this could be used for garaging.
10. **It's a great base for exploring** the Dales and the Lakes District National Parks as well as both the Forest of Bowland and Arnsdale and Silverdale National Landscapes. Fresh air and fun, whichever direction you take and whatever your pleasure. For further information on the surrounding area, please see page 5.







Sought-after village

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, **Sedburgh** (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 Sedburgh. There is also a primary school in Dent. Independent schools are at Sedburgh (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** (formerly known as an AONB, an Area of Outstanding Natural Beauty) the area provides a stunningly scenic adventure playground for fans of fresh air and fun. If you fancy a coastal walk, the **Arnsdale** and **Silverdale National Landscape** and **Morecambe Bay Estuary** are not too far away.

For travelling further afield

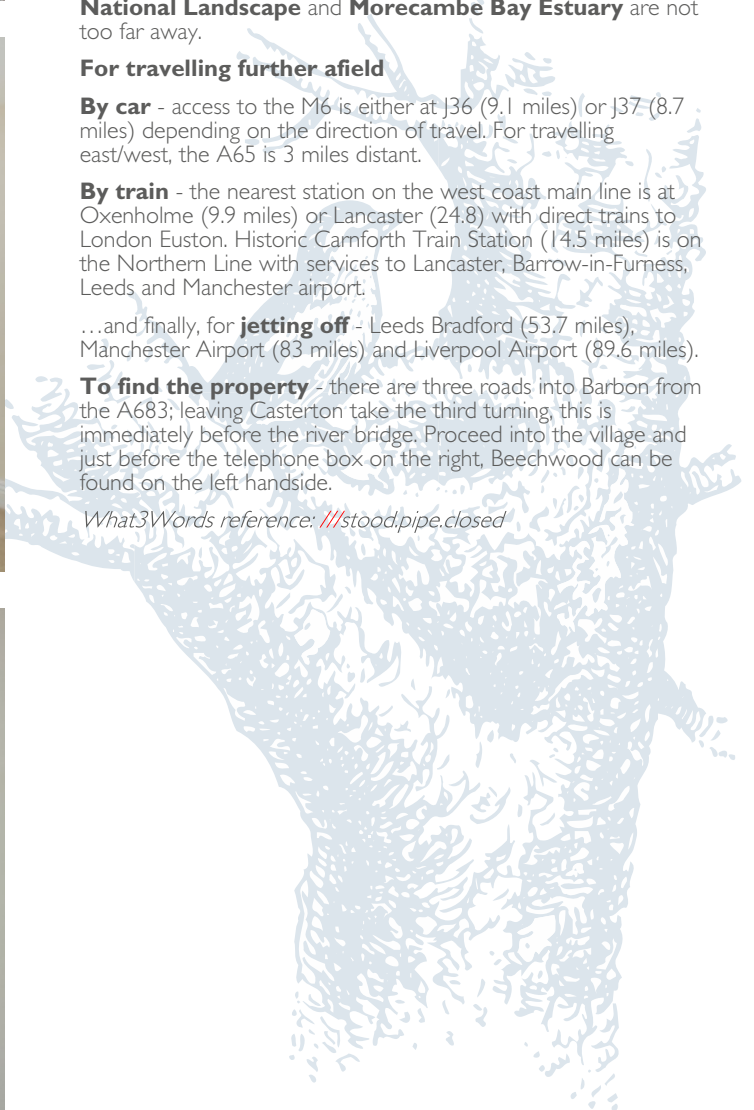
By car - access to the M6 is either at J36 (9.1 miles) or J37 (8.7 miles) depending on the direction of travel. For travelling east/west, the A65 is 3 miles distant.

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 Carnforth 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).

To find the property - there are three roads into Barbon from the A683; leaving Casterton take the third turning, this is immediately before the river bridge. Proceed into the village and just before the telephone box on the right, Beechwood can be found on the left handside.

What3Words reference: ///stood.pipe.closed



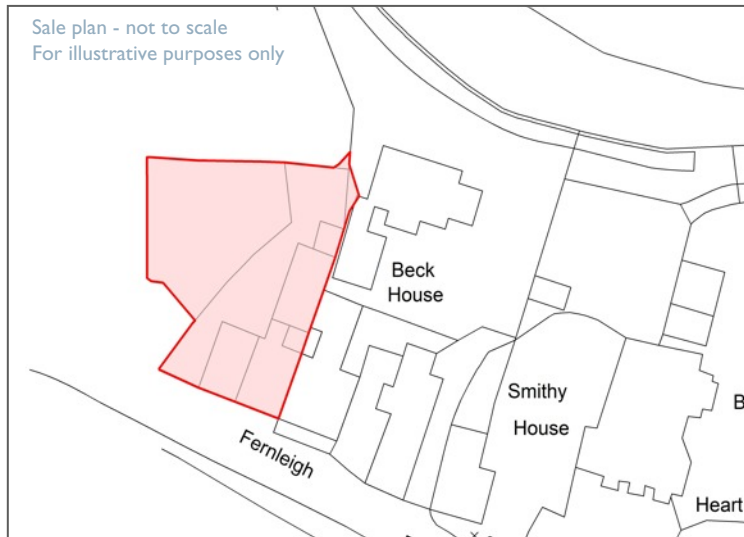
Services and specifications

- Mains electricity, gas and water
- Drainage to a septic tank located with the property's boundaries. Please note, no formal investigation has been carried out as to the operation of the sewage system and tank and these may not meet the current General Binding Rules. The property is being sold on this basis - all parties must ensure that their lenders are aware of this before submitting an offer.
- Gas central heating
- uPVC double glazed windows





Sale plan - not to scale
For illustrative purposes only



The finer details

Council Tax

Beechwood is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

The Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

- Carpets and integral white goods are included in the sale
- 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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Beechwood, Barbon, LA6 2LJ

Approximate Gross Internal Area

House = 145.3 sq m / 1564 sq ft

Barn = 81.5 sq m / 877 sq ft

Total = 226.8 sq m / 2441 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1226435)

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	

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