

JINGLING BARN

£495,000

Kirkby Lonsdale, LA6 2AW

Tucked away in a quiet corner, a spacious attached barn conversion with 'upside down' accommodation and versatile spaces, within walking distance of all facilities.

Tenanted for a number of years, the property provides a great opportunity for new buyers to refurbish and reconfigure the current layout; ground floor vestibule, entrance hall, cloakroom, utility room, study, three bedrooms and shower room. Large first floor landing, sitting room with balcony, dining kitchen and en suite bedroom. Integral single garage and parking.

Enjoy the convenient lifestyle that this award-winning Lune Valley market town has to offer.





Welcome to **JINGLING BARN**

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Here's our TOP TEN reasons to love Jingling Barn:

1. **Tucked away in a private, yet highly convenient location**, the property is at the heart of life in Kirkby Lonsdale - this sought-after market town has been voted in the Top 10 places to live in the northwest by the Sunday Times for a number of years. Walk to the shops, the post office, doctor's and dentists' surgeries, St Mary's primary school and Queen Elizabeth secondary school and to the pubs and restaurants.
2. **It's really rather roomy** - an attached barn conversion with an 'upside down' layout, an approximate gross internal area of 1796 sq ft (166.9 sq m) including the garage and a versatile arrangement and flexible spaces.
3. **Potential to upgrade** - having been tenanted for a number of years, the property offers an excellent opportunity for the new owners to refurbish or reconfigure the layout.
4. **Come on in to** the rear entrance vestibule and into the hall with a two piece cloakroom, understairs cupboard and a utility room with sink unit and plumbing for a washing machine. There is a study area and front entrance vestibule.
5. **Good-sized, first floor sitting room and dining kitchen** - the full return staircase leads to a large landing with loft access and pull down ladder to a part boarded loft. The kitchen, enjoying a glimpse of the Barbon Fells, is fitted with base and wall units, Miele hob, oven and grill, an integral dishwasher and undercounter fridge and freezer. The dual aspect sitting room has a wood burning stove set on a stone hearth and doors leading to a covered balcony with wrought iron railings.
6. **Sleep tight** - there are four bedrooms - double bedroom 1 is to the first floor with built-in wardrobes and an en suite bathroom. Double bedroom 2 and two small, dual aspect doubles, are to the ground floor and they share a three piece shower room.
7. **Garaging and parking** - there's an integral single garage with up and over door, power, light and a cold water tap in addition to private parking.
8. **For those who love the great outdoors**, the Lune Valley, the Lake District and Yorkshire Dales National Parks, as well as the Forest of Bowland National Landscape provide a stunningly scenic adventure play ground and if you prefer a walk by the sea, Morecambe Bay Estuary, Grange-over-Sands and Arnsdale and Silverdale National Landscape are not too far away.
9. **Further afield** - Gateway to the Lake District, the historic market town of Kendal is 13.9 miles and the Georgian city of Lancaster 17.8 miles via A683 distant and both provide a wider range of commercial, educational, medical and recreational facilities.
10. **Connectivity** - the town is situated off the A65 making many large towns and cities within easy reach. Access to the M6 is at either J34 or J36 depending on the direction of travel. Oxenholme (9.6 miles) and Lancaster have stations on the main west coast line with direct trains into all the major cities, as well as Manchester Airport. Airports are at Leeds Bradford (51 miles), Manchester (80.9 miles) and Liverpool (86.5 miles).



Useful information

- Mains electricity, gas, drainage and water
- Gas central heating with a wood burning stove in the sitting room
- Double glazed windows set in wood frames with uPVC doors out to the balcony
- Jingling Barn is banded E for Council Tax purposes with Westmorland & Furness Council
- Covenant restricting the parking of commercial vehicles
- Freehold, with vacant possession on completion
- The first section of the drive is owned by The Old Joinery with Jingling Barn having a right of way across

To find the property - head along the A65 towards Kirkby Lonsdale and take the second turning into the town at the Booths roundabout. Turn right onto New Road and follow the road round to the right onto Main Street. Head into the Market Square and park up. Once parked, walk along Jingling Lane then turn left onto Back Lane. Jingling Barn is tucked in away in the corner to the left between Delph Cottage and The Old Joinery.

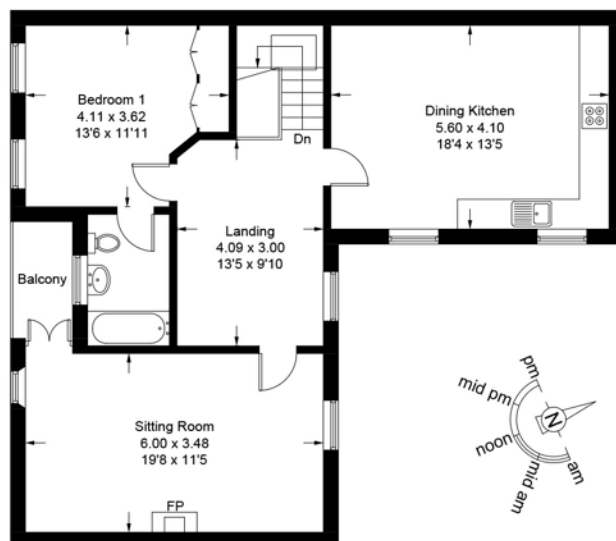
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Money Laundering

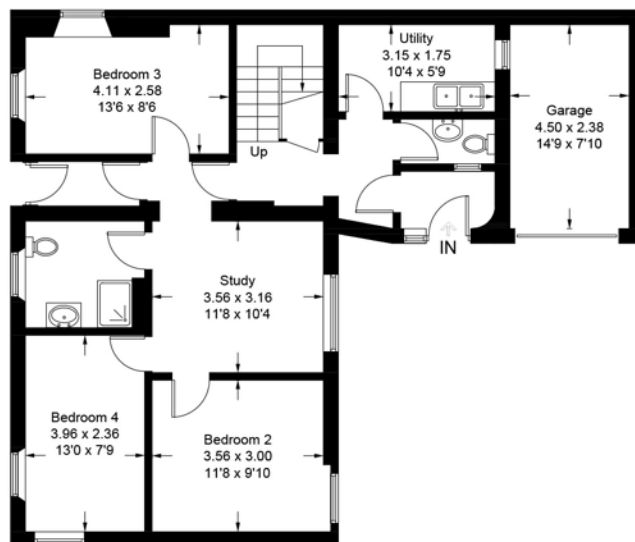
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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 = 166.9 sq m / 1796 sq ft
 (Including Garage)

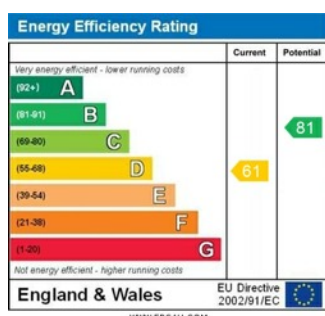


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1253986)



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