

## BARN I

£250,000

Wennington, LA2 8NX

**In a quiet country lane location, one of three unique detached barns with consent to convert into a three bedroom property with parking and garden.**

Plans show for an entrance hall with cloakroom and an open plan living/dining kitchen to the ground floor with three double bedrooms, an en suite shower and house bathroom to the first c. 1313 sq ft (122 sqm).

Available separately is a paddock, c 1.20 acres (0.48 hectares) situated to the north.

**An exciting an opportunity to create your own home in a picturesque rural setting close to the village of Wennington.**





## Welcome to **BARN 1**

**£250,000**

### Wennington, LA2 8NX

One of three detached unique barns located on Spout Lane, to the northwest of the attractive village of Wennington, providing an exciting and rare opportunity to create a home for 21st century living.

**Planning consent** was granted by Lancaster City Council, reference number 23/01476/FUL, dated 17 June 2024 for 'Change of use, conversion and alteration of barn into one dwelling (C3) with associated access and package treatment plant'.

**Proposed plans** show for: Ground floor - entrance hall, cloakroom, and open plan living dining kitchen. First floor - three double bedrooms, one being en suite and a house bathroom (c 1313 sq ft/122 sq m). Outside space - parking and garden.

**Available separately** - situated to the north of the barns is a 1.20 acre (0.48 hectares) paddock, which is available by separate negotiation. The paddock could be available as a whole or just part of. Further details are available from the selling agent.

**Services** - mains electricity and water are on site. B4RN hyperfast broadband and mains gas are in the local vicinity. It will be the responsibility of each barn to install their own sewage treatment plant. Interested parties are advised to make their own enquiries in this regard.

**Access** - if Barn 1 is sold separately to Barns 2 and 3, then there will need to be various rights of access granted.

**Wennington** is a small Lune Valley village on the River Wenning. The village itself is nestled between Low Bentham and Wray on the B6480 and is highly accessible for road and rail networks (there's even a railway station in the village) making it popular for families and commuters alike.

**Further afield**, the Cumbrian market town of Kirkby Lonsdale (6.7 miles) is a very popular destination for local residents and tourists alike with much to offer in terms of places to eat and drink, independent shops as well as branches of Boots and Booths supermarket. The Georgian City of Lancaster is 12.3 miles distant where you'll find the University, Morecambe College and the Royal Lancaster Infirmary.

In terms of **easy access to great local countryside**, you are surrounded! Set in the gently undulating Lune Valley, there is the neighbouring National Landscape of the Forest of Bowland and the National Parks of the Yorkshire Dales and Lake District.

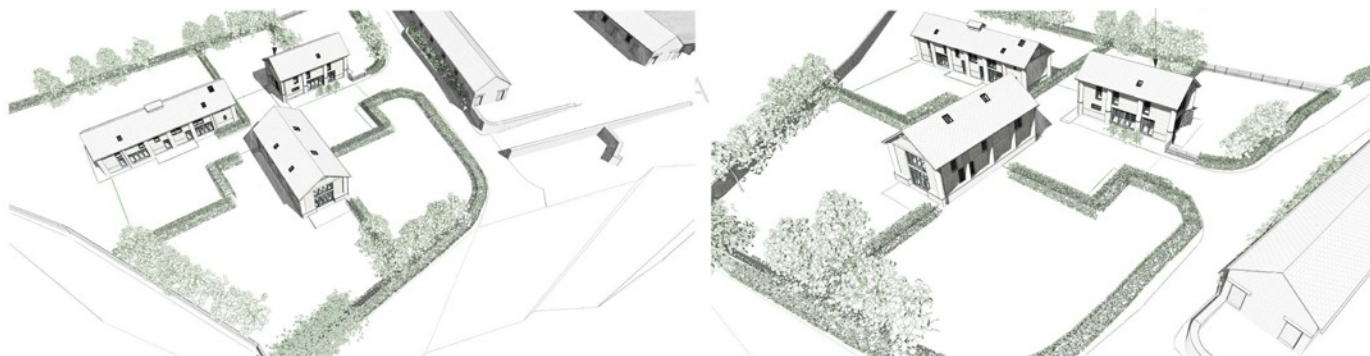
**Viewings** are strictly by appointment only with the selling agents.

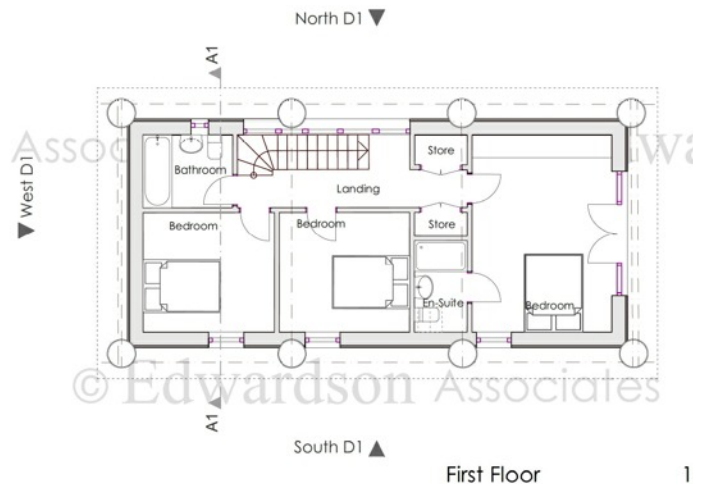
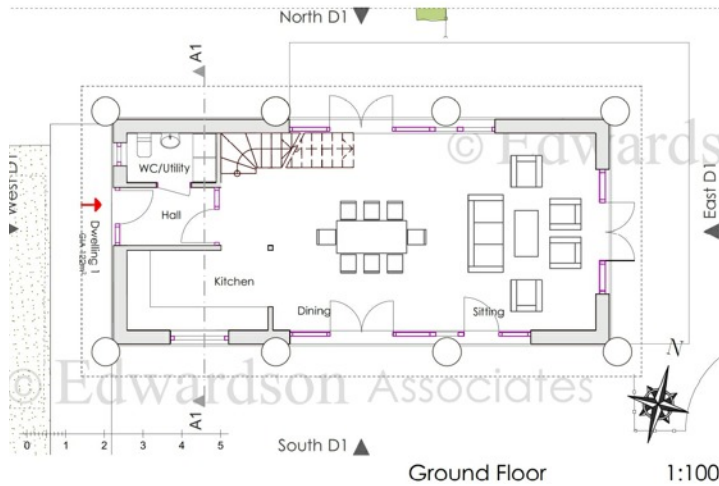
**Directions** - you can approach Wennington either from Wray, Melling or Low Bentham. Assuming you are travelling from the south leave the A683 before Hornby and follow signs to Wray, drive through to Wray and onward to Wennington. Once in the village, you'll see the railway station on the right and the village greens on the left and right. Proceed and having left the village, take the first turning on the left onto Spout Lane and after approximately 0.4 miles, the barns are on the left, with Barn 1 being the first on the right.

*what3words reference: ///lampost.trifle.fuzzy*



## Proposed elevations & visualisations





## Proposed floor plans



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