

BARN 3

£260,000

Wennington, LA2 8NX

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

Plans show for an entrance hall, open plan living/dining kitchen, utility room, study and shower room to the ground floor with four double bedrooms, one being en suite and a house bathroom to the first c.1948 sq ft (181 sq m).

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





Welcome to **BARN 3**

£260,000

Wennington, LA2 8NX

One of three detached 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 the 21st century.

Planning consent was granted by Lancaster City Council, reference number 23/01478/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, open plan living dining kitchen, utility room and cloakroom. Annexe with entrance vestibule, living/dining kitchen and en suite bedroom. First floor - four double bedrooms, three being en suite, study and a house bathroom. Outside space - parking and garden.

Services - there are no services presently to the site; purchasers will need to make their own enquiries as to local availability and cost.

Access - if Barn 3 is sold separately to Barns 1 and 2, 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, so for those who like to spend time outdoors, the area provides a stunningly scenic natural playground.

Viewings are strictly by appointment only with the selling agents. Please contact the office on 015242 74445.

Directions - you can approach Wennington either from Wray, Melling or Low Bentham. Assuming you are travelling from the south leave the A683 before Homby 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. Barn 3 is the first on the left.

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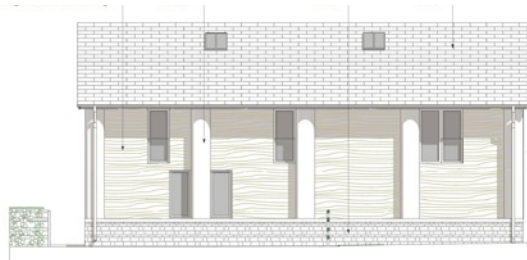
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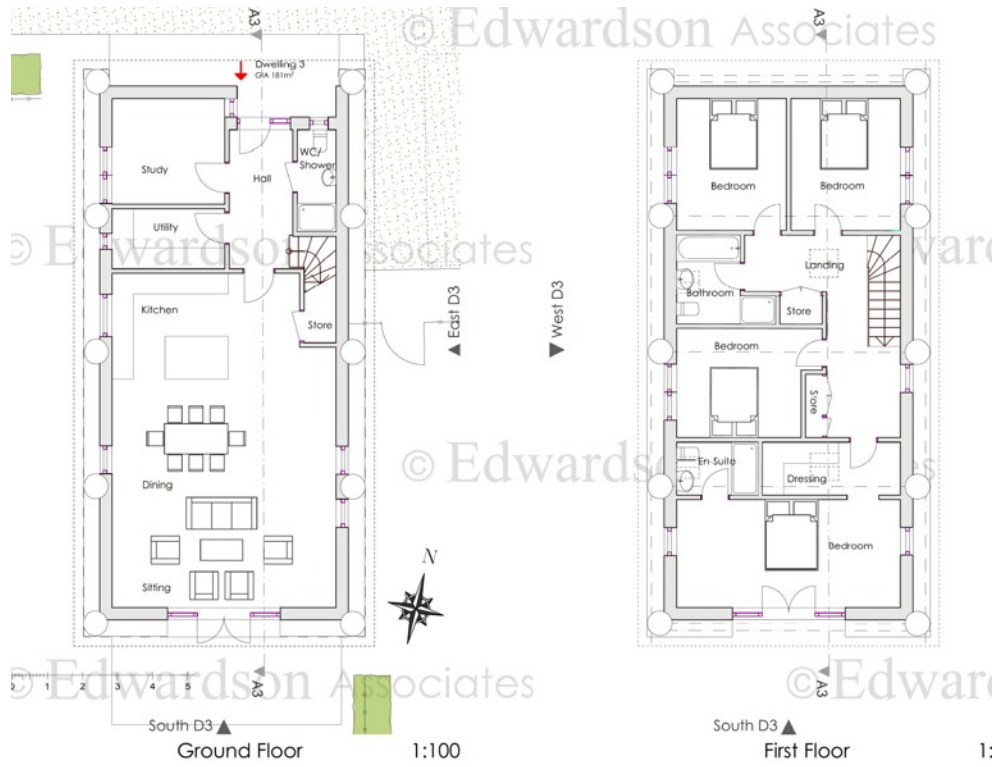


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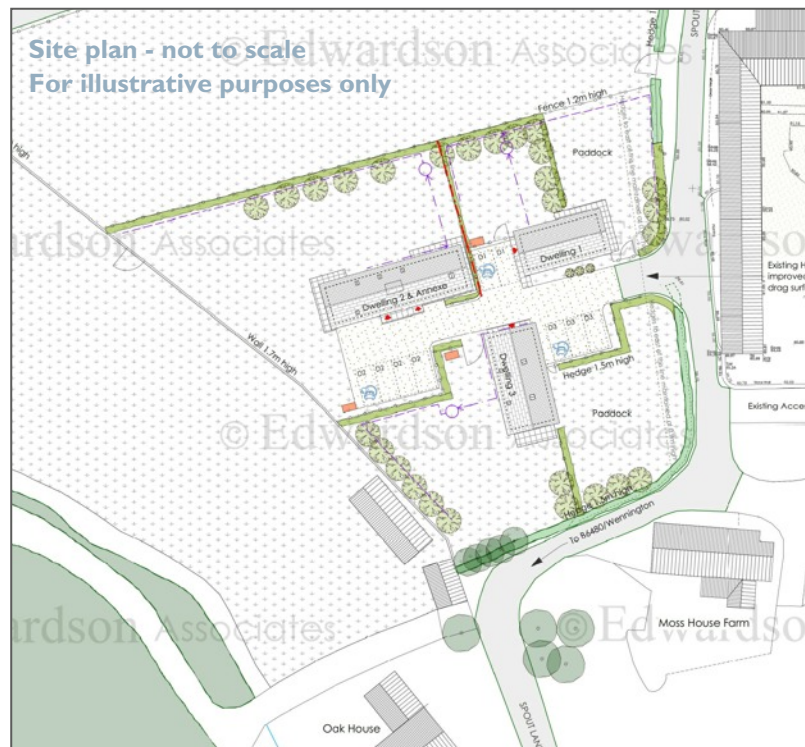


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Proposed floor plans



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