



**DRAGONSFELL, 2 KINN BARNES,  
NEW HUTTON  
GUIDE PRICE £545,000**



# DRAGONSFELL, 2 KINN BARNS, NEW HUTTON, LA8 0AZ



## £545,000

This exceptional barn conversion, located in a stunning rural valley, offers a unique opportunity to acquire a truly remarkable property. With five double bedrooms arranged over three floors, this property provides ample space for a growing family or those seeking additional space for guests.

Upon entering the property, you are immediately greeted by a sense of charm and character, with exposed beams throughout. The spacious living accommodation is perfect for entertaining, with a well-appointed kitchen leading onto a generously proportioned dining area.

One of the standout features of this property is the integrated double garage and additional parking for three additional cars, ensuring plenty of parking for residents and guests alike.

The versatility of this property cannot be understated, as it not only serves as a delightful family home but also offers the potential to create a self-contained annexe on the lower ground floor. This presents an exciting opportunity for anyone looking to generate additional income or provide a separate living space for relatives.

In recent years, this property has proven to be a highly successful holiday let, further highlighting its desirability and investment potential. With its proximity to Kendal and the M6, it is conveniently located to attract tourism and ensure easy access to nearby amenities and transport links.

In summary, this barn conversion offers a unique opportunity to acquire a spacious and characterful property in a picturesque rural location, while also only being a short 10 minute drive to Kendal. With its versatile layout, successful holiday let history, and potential for further development, this property is a must-see for those looking for a barn conversion that truly encompasses the very best of country living.

### Sunroom/Porch

11'6" x 4'8"

From the front of the property the part glazed entrance porch leads into the hall.

### Hallway

Doors to the lounge, kitchen/diner, w.c. and built in cupboard housing the hot water cylinder. Stairs to the first floor and stairs to the lower ground floor.

### Living Room

18'1" x 22'10"

Newly installed eco-friendly wood burner stove sat on slate hearth, exposed beams, two windows to the rear aspect, window and timber French doors to the front aspect.

### Kitchen/Dining Room

13'3" x 22'10"

A range of fitted units with complementary work top over incorporating a breakfast bar, 1.5 bowl sink unit, built in Bosch oven and grill, along with recently installed (2022) Bosch hob with Neff extractor fan over, integrated dishwasher and fridge, exposed beams, window to the rear aspect. The dining area has ample space for a dining table and chairs and dual aspect windows.

### W/C

8'1" x 3'6"

The suite comprises pedestal wash hand basin and w.c., window to the rear aspect.

### First Floor Landing/Hall

Doors to the bedrooms, bathroom and store room, Velux window.

### Bedroom One

15'9" x 12'9"

Large principle double bedroom with built in wardrobes providing hanging rails and shelves, two windows to the front aspect, built in shelving and door to the en-suite shower room.

### Ensuite Shower Room

5'10" x 9'5"

Newly installed suite comprises double width shower cubicle, suspended vanity unit with wash hand basin and w.c., ladder radiator and Velux window.

### Bedroom Two

11'2" x 14'3"

Large double bedroom with dual aspect windows to the front and side aspects.

### Bedroom Three

16'0" x 8'1"

Double bedroom with built in wardrobe and integrated book shelf, window to the rear aspect.

### Bedroom Four

8'3" x 9'5"

Double bedroom with built in wardrobe with hanging rail and shelf, window to the rear aspect.

### Bathroom

6'3" x 10'11"

The suite comprises corner bath, shower cubicle, vanity unit with wash hand basin and storage cupboards and shelves, w.c., Velux window.

### Store Cupboard

4'11" x 5'5"

With light, hanging rail and shelf.

### Lower Ground Floor Hall

6'10" x 8'11"

Doors to Bedroom, under stairs store and garage, external door to the rear aspect.



### Bedroom Five

12'11" x 17'11"

Large double bedroom with two windows to the rear aspect.

### Understairs W/C

2'11" x 5'4"

Wash hand basin and w.c along with wall mounted shelving.

### Double Garage

17'4" x 18'2"

Two up and over garage doors, door to store housing the boiler, oil tank, power and light.

### Externally

To the front is a timber gate and paved path to the door, decorative pebbled area and paved patio housing the professionally maintained jacuzzi hot tub with access to the living room via the french doors.

To the rear is access to the garage with two parking spaces in front of the doors and rear external door. There is also an additional allocated parking space located opposite the front garden gate.

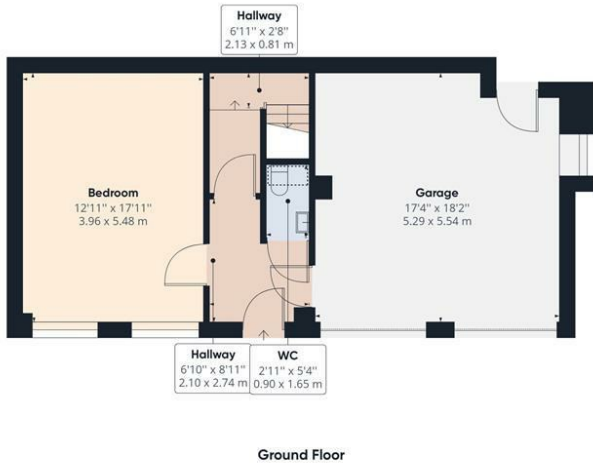
### Services & Notes

Mains water & electric, B4RN 1GB connection, private drainage via septic tank. Heating is provided by an oil fired boiler feeding radiators controlled with digital thermostatic controls.

As the property is currently a holiday let, the property is fully fitted out to rental standard with the essential alarms, extinguishers, water and electrical safety certificates in place.

EPC: Dragonsfell previously had a rating of F, however a new EPC has been carried out and the rating will be E-D, however we await final confirmation of this.





Approximate total area<sup>(1)</sup>  
2495.57 ft<sup>2</sup>  
231.85 m<sup>2</sup>

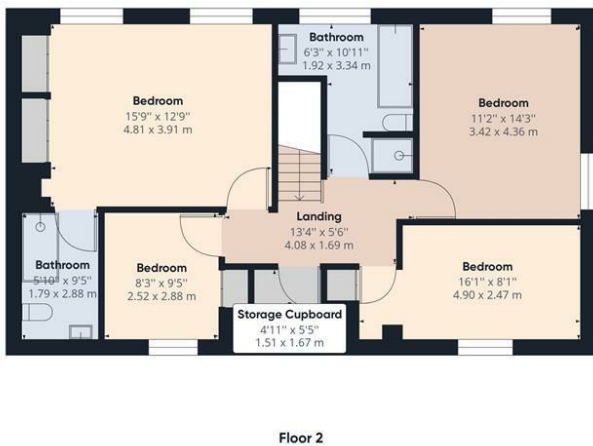
Reduced headroom  
4.08 ft<sup>2</sup>  
0.38 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## DIRECTIONS

From junction 37 of the M6 motorway head towards Kendal and after about 3½ miles, there is a signpost to the right for Docker. Take this road and the development can be seen on the right hand side down a private lane. Dragonsfell is the second house on the right as denoted by the wooden dragon outside.

Council Tax Band - G Westmorland & Furness Council

EPC - TBC, However the final rating will be either an E rating or a D Rating

Tenure - Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

**Money Laundering** In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

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