



4 High Barn

Lyth, Kendal LA8 8BZ

Guide Price £475,000

4 High Barn

Lyth, Kendal

Number 4 is stone built under a slated roof and is mid terraced property of three briefly comprising living room, kitchen and cloakroom to the ground floor, three bedrooms and bathroom to the first floor and two further bedrooms and laundry room to the second floor. It has been let privately since conversion and is now offered for sale on the open market for the first time. Doubtless buyers will seek to put their own stamp on the interior which is now looking a little dated but it is entirely serviceable whilst you decide on what comes next and offers excellent space and potential. There are double glazed windows in stained wooden frames, stained internal joinery, flush internal doors and wall light points in the sitting room and two of the first floor bedrooms.

The scattered village of Crosthwaite is set in the undulating and highly picturesque Lyth Valley. At the head of a private drive and benefiting from an elevated setting which provides far reaching panoramic views, The High farmstead is a small residential development including one substantial barn which in the early 2000s was converted into three dwellings, an additional detached barn conversion, the original farmhouse and attached cottage. These six properties are all individually designed and to some degree each one enjoys the fabulous far-reaching views of the valley and Lakeland fells.





Accommodation

Entrance Hall

A generous and wide entrance, approached by a part glazed front door. Cupboard housing a Heatrae hot water tank.

Cloakroom

With a two-piece white suite of wash basin and loo.

Sitting Room

25'9 x 15'9 (7.84m x 4.80m)

Adding character is a stone fire surround with a gas point. Ceiling beam.

Breakfast Kitchen

10'8 x 10'4 (3.25m x 3.14m)

With base and wall beach fronted units with laminate worktops extending to a breakfast bar, 1 ¼ bowl pot sink, integral double oven and a five ring gas hob set in a corner position with a fan over. Integral fridge and freezer, plumbing for a dishwasher, tiled floor and splash back tiling.



First Floor

Landing

Spacious and with a glazed door to the rear overhang, formerly the barn's main door.

Double Bedroom One

14'11 x 13'5 (4.54m x 4.08m)

With dual aspect and a ceiling beam.

Double Bedroom Two

13'11 x 12'5 (4.25m x 3.78m)

Having a double built in wardrobe.

Double Bedroom Three

11'7 x 11'2 (3.54m x 3.40m)

With built in wardrobe, cupboard and shelving.

Bathroom

Fitted with a roll top bath, shower cubicle, pedestal wash basin and loo. Heated towel rail and extractor fan.

Second Floor

Landing

Both upper bedrooms are very spacious with ceiling beams and great views

Double Bedroom Four

18'3 x 15'7 (5.55m x 4.76m)

With a ceiling beam, built in shelved store and door through to

Laundry Room

With wall mounted storage cupboards, a work top, plumbing for a washing machine and tiled floor.

Double Bedroom Five

23'9 x 13'8 (7.25m x 4.16m)

Having a double built in wardrobe, loft hatch (with pull down ladder) and ceiling beams.

Outside

The good-sized front garden is bordered by a low stone wall, a stone flagged path leads to a flagged seating area under the original slated verandah overhang. The remaining garden area is laid to lawn; east facing this area has great country views across the valley and enjoys the morning sun. The rear garden is approached either through the house or by a pedestrian access over the shared drive round to the west of the property. A generous lawn garden provides plenty of space for garden furniture and as a playground for children and dogs. This garden has super valley and fells views and will prove a great spot from which to enjoy sunsets over the Lakeland fells.

Walking across the shared drive from the front garden is an area of privately owned parking offering space for two or three cars, with adjoining lawned area.

Location

The Lyth Valley is in the southern reaches of the Lake District National Park and is noted for its damson orchards. Lying south east of tourist honey pot Bowness on Windermere and to the west of the market town of Kendal the valley offers the best of both worlds in terms of rural lifestyle, a landscape of rolling fields and scattered farms and cottages, a handful of well regarded country inns and good access to the road network to the south via the A590 and wider transport links.





Directions

For Satnav use LA8 8BZ with reference to the detailed directions below:

Travelling south from Bowness on Windermere on the A5074 signposted Winster, drive through the village of Winster (the Brown Horse pub is on the left) and continue past the turning on the right for Bowland Bridge (onto Smithy Lane), the A5074 continues with a sharp right hand bend onto Hyning Brow. The turning for The High is on the right, marked with a public footpath sign and immediately before a house set back off the road. Our sale board is on this junction. Proceed on the drive as it climbs before arriving at The High.

Services

Mains electric.

LPG gas from an individual underground storage tank located in the lawn area adjacent to the parking area. Water from a shared borehole supplied private water system, stored in tanks located in the Water Shed where a treated and pressurised metered



supply is fed to each of the six individual properties at The High. The freehold of the Water Shed is to be retained by the current owner.

Drainage to a new septic tank installation located in land retained by the current owner. This is shared between 3, 4 and 5 High Barns, plus the Farmhouse and adjoining Cottage.

Broadband – purchasers will have the option of B4RN (www.b4rn.org.uk) or BT broadband. Ducting has been installed between the entrance gate and each property in readiness for purchasers to easily install B4RN, or to make their own arrangements.

Telephone – telephone line previously installed, re-connection is the responsibility of the purchaser.

Tenure

Freehold

Council Tax Band F

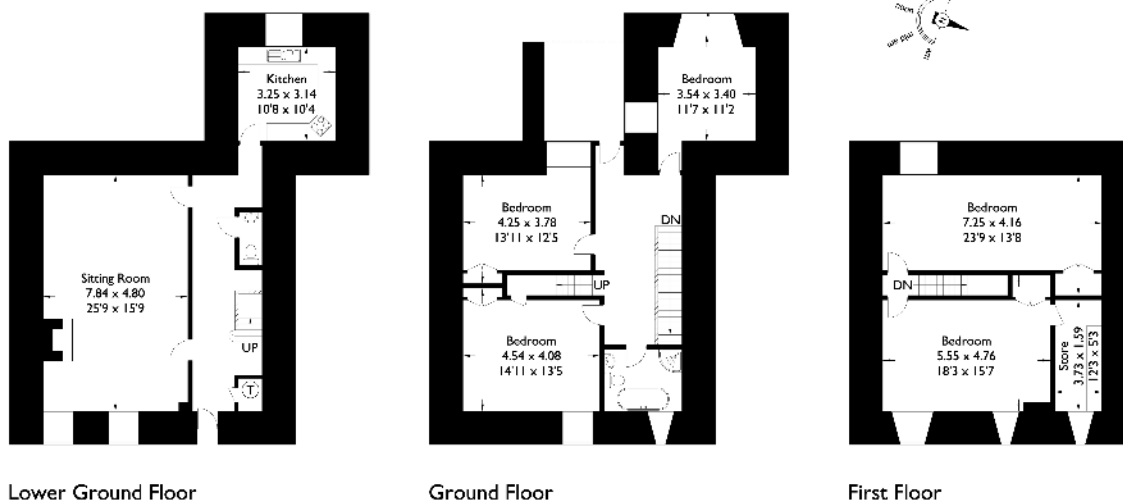


4 High Barn

Approximate Gross Internal Area : 194.20 sq m / 2090.35 sq ft

Total : 194.20 sq m / 2090.35 sq ft

**MATTHEWS
BENJAMIN**



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

PLEASE NOTE

1. There is a LOCAL OCCUPANCY CLAUSE which states that the occupation shall be limited to the following descriptions of persons: A person employed, about to be employed, or last employed in the locality; or

A person who has, for the period of three years immediately preceding his occupation, had his only or principle residence in the locality. In this condition 'locality' shall mean the administrative County of Cumbria and the expression 'person' shall include the dependents of a person residing with him or her or the widow or widower of such a person.

2. The private access road and shared use driveways within the development are to be retained by the current owner. Each of the six property owners will pay a proportion of reasonable annual maintenance and repair costs.

3. A service charge will be payable to cover communal costs of shared services including, but not necessarily limited to the borehole, water supply system and septic tank maintenance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	64 D
39-54	E		
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.