



Walkers Barn

Grassrigg Lane, Killington, Sedbergh, LA10 5EW

Guide Price £275,000

MATTHEWS
BENJAMIN

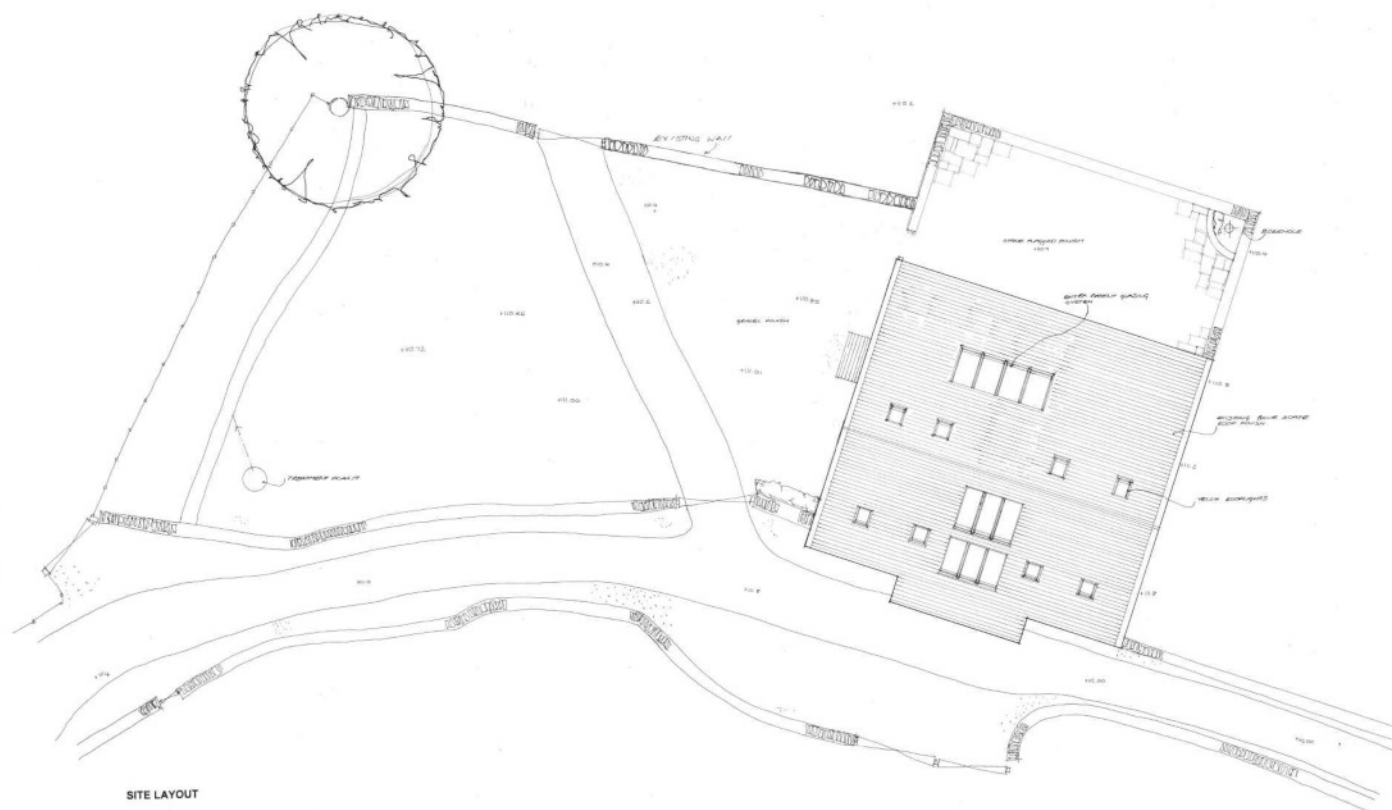
Walkers Barn

Walker's Barn is a traditional 19th century stone barn. Unusually within the Yorkshire Dales National Park, the barn has a Certificate of Lawful Development (no time limit) which does not include a Local Occupancy restriction. The 0.2 acre plot allows for the development of a substantial family home with approximately 250sqm (2700 sq ft) of accommodation spread over two levels. The flexible, open plan layout of the kitchen and dining area offers uninterrupted views of the Middleton Fells and the Howgills, a stunning backdrop to daily living! The plans show a ground floor bedroom with ensuite, and 3 further bedrooms as well as 2 bathrooms to the first floor. Externally, a walled courtyard garden sits adjacent to the kitchen/dining area on the eastern side. A generous garden plot lies to the left (north) of the entrance track while parking for several cars is to the right of the same track.

Location

The M6 cuts a rough boundary between the Lake District National Park and the Yorkshire Dales National Park. Situated just 2.5 miles from jct 37 of the M6, it's a short drive from the motorway, a drive which affords panoramic views of the valleys surrounding the local town of Sedbergh. Kendal is to the west, 12 miles. Windermere 20 miles. Kirkby Lonsdale 11 miles. Walkers Barn is perfectly positioned between both National Parks to allow for the quite different experiences that each offers; the high fells and lakes in one direction and the quieter, less populous dales in the other. Whether you are a relaxed Rambler, avid hiker, fell runner, serious cyclist or are simply on a quest for dark, starry skies this development could provide your perfect location.





SITE LAYOUT



Drawn by: ACP Date: January 2014

wdp

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Client: Mrs R Singleton
Project: Proposed Conversion of Barn
Walkers Cottage
Killington

Drawing No: PROPOSED SITE LAYOUT

Scale: 1:100 Date: 03/12/14

For day-to-day requirements, Sedbergh just 3.6 miles away has a comprehensive range of local amenities centered on an attractive Main Street which is home to an array of independent retailers, including a traditional grocer and butcher, ironmonger, florist, sweet shop and a Spar supermarket. As an official book town, there is also a selection of book shops to browse and a town library. Healthcare wise there is a medical centre, a dentist and a vet. Sedbergh has a weekly Wednesday market held in the car park on Joss Lane and monthly during the summer months, Main Street is the setting for an artisan market.

The renowned and independent Sedbergh School has extensive facilities which are available for town inhabitants to use and enjoy, including a swimming pool,

various sports facilities and concerts in the state-of-the-art music hall. This is an amazing and highly prized facility for local residents in such a rural community. If you are a keen golfer there are three clubs, Sedbergh's own course and the Kirkby Lonsdale and Casterton courses which are less than 20 minutes away.

Planning Permission

Planning permission has been granted for development of the barn, the planning permission has been lawfully implemented and has a Certificate of Lawful Development. Details on the conditions of the approval can be obtained from the agents or Yorkshire Dales National Park website under Planning using reference S/08/10.

Services

Mains electricity connection is available. New private bore hole water supply to be installed. Wastewater will be piped to a new sewage treatment plant installed that will be located in the garden area to the north of the barn.

Tenure

Freehold.

Please note

The owner's of the neighboring land have a right of way from Grassrigg Lane through the gates across the plot into the adjacent field.

NEW PLAN - 4C

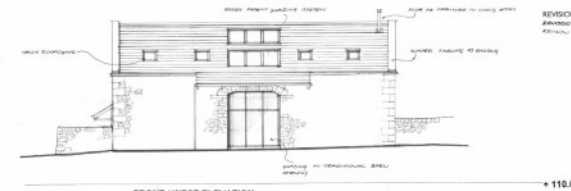
Materials	
External Walls	Reclaimed local stone facing
Roof	Existing natural blue slate roof
Window & Door Frames	Painted timber window frames and doors
Paintwork	Exterior system finished in gun metal grey
Waterwater Goods	Black UPVC



FIRST FLOOR PLAN

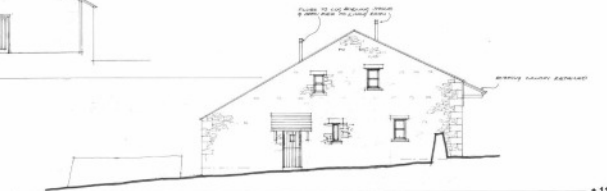


SECTION A - A

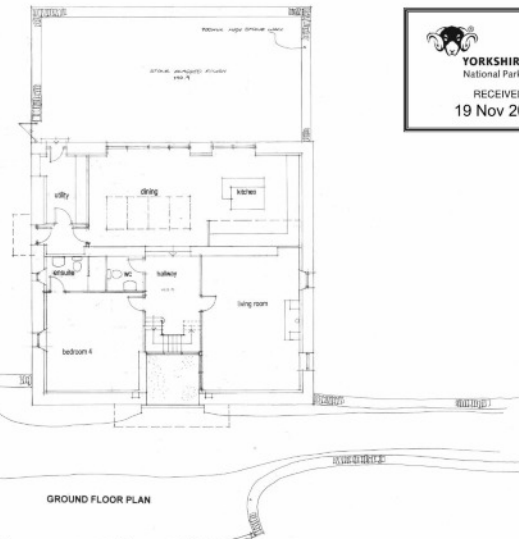


FRONT / WEST ELEVATION

REVISIONS
 1. Proposed 4.50m high (overall finished) gate
 2. Proposed 4.50m high (overall finished) gate
 3. Proposed 4.50m high (overall finished) gate



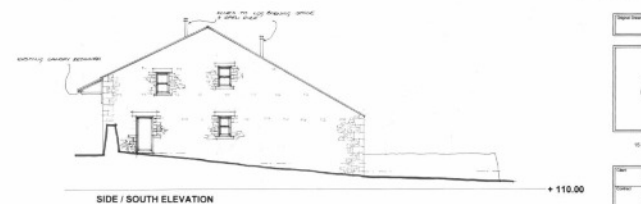
SIDE / NORTH ELEVATION



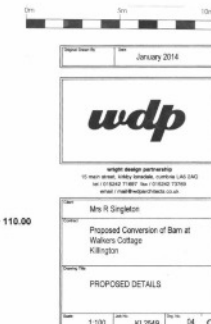
GROUND FLOOR PLAN



REAR / EAST ELEVATION



SIDE / SOUTH ELEVATION



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.

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