

SKIRDEN BARN

£800,000

Casterton, The Yorkshire Dales, LA6 2SF

Situated within a farmstead development on the outskirts of this sought-after Lune Valley village, a Grade II Listed contemporary barn conversion with a blend of old and new.

Offering a high specification interior and light and bright spaces with a fabulous open plan, split-level sitting room and dining kitchen, utility/cloakroom, entrance hall, two double bedrooms and a house bathroom to the ground floor with the principal bedroom with en suite shower room and dressing room to the first floor. Excellent private parking provision for a number of vehicles at the rear, a detached stone and slate studio/garden room with bi-folding doors and attached store and two garden areas: a south facing split-level garden with flagged terraces, lawn and planted beds and a divorced walled garden to the southwest with lawn, rocky outcrop and far reaching views.

Escape to the country yet within walking distance of Kirkby Lonsdale, as well as enjoying great accessibility to open countryside, road and rail links.





Welcome to **SKIRDEN BARN**

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Just inside the western boundary of the Yorkshire Dales National Park, Skirden Barn sits on the edge of the popular **Lune Valley village of Casterton**.

The village has a fuel station and garage with a small shop for basic provisions along with The Pheasant, a popular country pub, children's nursery (The Mulberry Bush), school (Sedbergh Preparatory), the Church of Holy Trinity and village hall.

The attractive village of **Barbon** (2.7 miles) has a village hall, The Barbon Inn, a popular country pub, and St Bartholomew's Church.

The beauty of this location is the accessibility to **Kirkby Lonsdale** (1.7 miles) which offers an abundance of independent shops, popular restaurants and pubs, a bank and a post office, churches, doctor's and dentists' surgeries, an opticians, Boots Chemist and a well-regarded Booths supermarket.

The Lakeland market town of **Kendal** (14.4 miles) and the Georgian city of **Lancaster** (17.1 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

For those keen on outdoor pursuits, could there be a better placed village? The **glorious unspoiled countryside** of the Yorkshire Dales and Lake District National Parks, the Lune Valley and Forest of Bowland National Landscape (formerly known as an AONB) is on your doorstep. This undeniably scenic natural playground for walkers, climbers, cavers, potholers, golfers, cyclists, horse riders, wild swimmers and sailors offers something for everyone. If you fancy a walk by the seaside, the Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are also close by.

Planes, trains and automobiles...

Hop in the car - access to the M6 is at J36 (7.8) miles for travelling north and J34 (17.2 miles) for travelling south and, for travelling east/west, the A65 is a distance of 1.6 miles

Let the train take the strain - the nearest station, on the west coast main line is at Oxenholme (12 miles) or Lancaster (17 miles) with direct trains to London Euston, Manchester, Manchester Airport Birmingham, Glasgow and Edinburgh. Historic Carnforth Train Station (12.4 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

For jetting off - Leeds Bradford Airport is 50.7 miles distant, Manchester Airport 77.1 miles and Liverpool Airport 83.1 miles.

To find the property - from the A65 at Kirkby Lonsdale, take the A683 towards Sedbergh, proceed into Casterton and turn right immediately after Casterton Golf Club and proceed up Collier's Lane. At the cross roads proceed straight ahead onto Gateheads Brow and take the second entrance on the left hand side (signed Bees Nest) and Skirden Barn is the first property on the left. Continue between the barn and the farmhouse and turn first left onto the private drive.

///what3words reference: [palaces.nitrate.entitles](https://www.what3words.com/palaces.nitrate.entitles)







Contemporary barn conversion in a sought-after village setting

Set within a farmstead setting in a highly sought-after and picturesque village location, a short distance from Kirkby Lonsdale, Skirden Barn is a semi detached Grade II Listed recently converted barn.

High quality fixtures and fittings and a contemporary kitchen and bath/shower rooms blend well with the character beams, lintels and exposed stone walls and since the vendors' purchase, the property has been enhanced further by the conversion of an outbuilding to create a wonderful studio/garden room.

The accommodation is spacious (gross internal measurement of 1578 sq ft [146.6 sq m]), sun filled, light and airy and offers a wonderful and sociable open plan living space.

Move in and start living, this is a house to relax and enjoy!

Let us take you on a tour...

Come on in to the **entrance vestibule** to the rear. A glazed door and side panel leads into a light and bright 'L' shaped **hall** with tall ceilings, two conservation skylight windows and a plant cupboard housing boiler, hot water cylinder and underfloor heating controls.

Oak steps lead up to a **utility/laundry room** with base units, sink unit and plumbing for a washing machine. There is also a WC.

Opposite, the four piece **house bathroom** is located to the ground floor with elliptical shaped bath, large walk-in shower and vanity wash basin and will serve the two ground floor bedrooms.

Also off the hall is the fabulous split-level open plan reception space with a dramatic double height ceiling, exposed timbers and stone wall. The dining kitchen is fitted with base, wall and island units, quartz worktops and uprights, integral oven and grill, induction hob, dishwasher and fridge/freezer. A glazed door provides access to the upper flagged terrace and also allows light to flood in.

Oak steps lead down to the **sitting room** with wood burning stove and glazed double doors with side panels leading out to the lower flagged terrace,

Two of the three double bedrooms are also to the ground floor, both having built in double wardrobes.

The **principal bedroom** is to the first floor; being open to the apex with exposed roof timbers, there is a low level window set within the original barn door opening and a **dressing room**. There is also a stylish three piece en suite shower room.

Outdoor space

To the rear, there is a large gravel parking and turning area bordered by stone walls and providing private parking for a number of vehicles.

A stone and slate outbuilding, known as 'The Piggery' has been converted into a **studio/garden room** with fitted unit to one wall, granite worktop, wood panelling to one wall and bi-folding doors. This space can be used in many ways - home office, gym, hobby room etc. Attached is a **garden store** - this has plumbing so a WC and wash basin could be installed. The outbuilding has a GIA of c. 237 sq ft (22 sq m).

There are two separate garden areas - to the front and with a wooden pedestrian gate from the shared lane, a **south facing, split-level garden** with lawn, planted beds, flagged terraces and direct access from the dining kitchen and sitting room.

The second garden is south-westerly facing with access from the lane and from the studio/garden room. There's a level lawn, flagged terrace and rocky outcrop as well as far reaching views.

Services and specifications

- Mains electricity and gas
- Mains metered water
- Private drainage to a sewage treatment plant located within the paddock and shared with Bees Nest Farmhouse and neighbouring Clint Barn
- Gas underfloor heating
- Wood burning stove in the sitting room
- Hardwood double glazed windows and doors
- B4RN Broadband is connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk.
- Kitchen designed by Ikan Kitchens
- Slate floor tiles to the kitchen with limestone tiled floors in the entrance vestibule, hall, utility room, house bathroom, en suite and sitting room
- English oak internal doors with an applied clear waterproof lacquer
- Sync EV electric car charger
- External water tap
- External power points, to the front and rear





The finer details

Council Tax

Skirden Barn is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland & Furness Council
www.westmorlandandfurness.gov.uk

Planning Authority

The Yorkshire Dales National Park Authority
W: www.yorkshiredales.org.uk

Please note

- Included in the sale; carpets, electric blinds, light fittings and integral appliances.
- Freehold, with vacant possession on completion
- Skirden Barn is Grade II Listed - List Entry number 1086902

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



Skirden Barn, Casterton, LA6 2SF

Approximate Gross Internal Area = 146.6 sq m / 1578 sq ft

Outbuilding = 22.0 sq m / 237 sq ft

Total = 168.6 sq m / 1815 sq ft

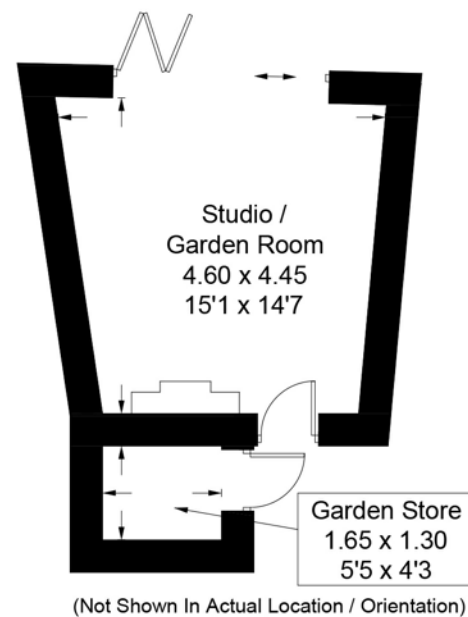
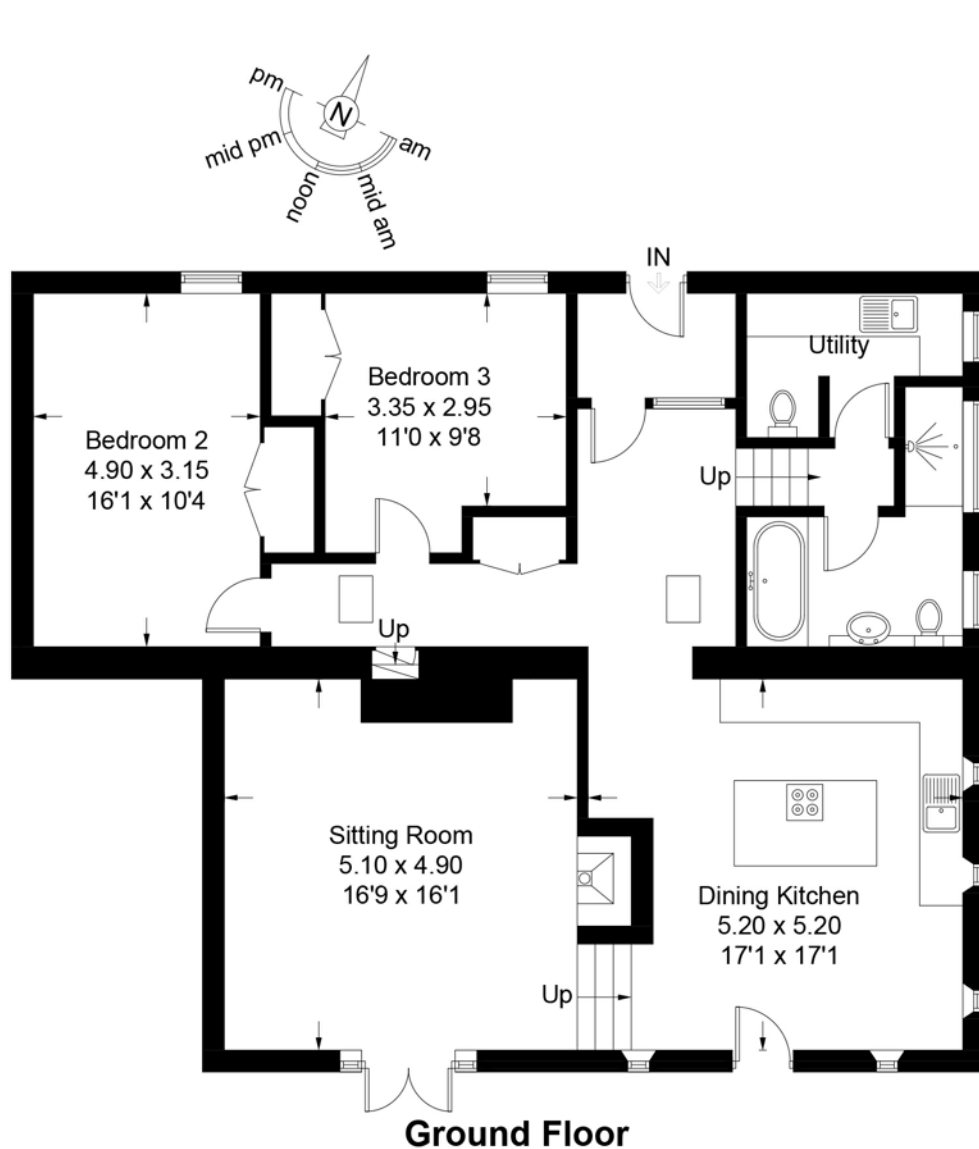


Illustration for identification purposes only, measurements are approximate,
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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