

## ORCHARD BARN

£825,000

Priest Hutton, LA6 1JP

**Situated in a picturesque, laneside village setting, a substantial attached barn conversion with spacious and versatile accommodation, delightful gardens, separate orchard and splendid countryside views**

Originally dating back to the 18th century, converted and extended in the early 1990's and set over three floors, Orchard Barn has wonderful sociable spaces with a fabulous sitting/dining room and a living/dining kitchen as well as a study, office, cloakroom and utility/laundry room. Principal bedroom with en suite bathroom, four further bedrooms and a shower room. Excellent parking provision, a generous garden and an orchard, c. 0.34 acres (0.14 hectares). In all, c. 1 acre (0.41 hectares).

**This is one not to miss for those seeking a rural village lifestyle whilst remaining highly accessible to road and rail networks.**





## Welcome to **ORCHARD BARN**

**£825,000**

Priest Hutton, LA6 1JP

Orchard Barn is situated within the heart of the picturesque and popular village of Priest Hutton. Extremely convenient for the motorway and local facilities, this Conservation Area village was first recorded in 1086 in the Domesday Book and there are many beautiful houses and barns dating back to the 17th and 18th century set around the village green. The village hall, as well as St Mary's Church, is shared with neighbouring Borwick.

On the Lancashire/Cumbria, nestling midway between the Lakes and Dales National Parks with the National Landscapes of the Forest of Bowland and Airedale and Silverdale (formerly known as Areas of Outstanding Natural Beauty) and Morecambe Bay Estuary, as well as Tewitfield Marina on the Lancaster Canal close by, the area is perfect for those who like to spend time outdoors.

In the popular village of **Burton-in-Kendal** (2.2 miles) you'll find a Post Office selling a selection of provisions; there's also bowls and tennis clubs, two pubs (The Kings Arms and The Royal Oak) as well as a thriving and busy village hall.

There's also **Carnforth** (3.4 miles) with lots of services and plenty going on. Here you'll find a choice of supermarkets; Booths, Aldi and Tesco, and a good range of independent shops.

For local services then you'd do well to explore the Cumbrian market town of **Kirkby Lonsdale** (9.3 miles) offering a range of local amenities with a selection of restaurants, cafes and pubs, independent shops, a Booths supermarket, Boots Chemist as well as churches, a bank and a post office.

The Georgian city of **Lancaster** (10.2 miles) offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

**Does schooling come first?** There is a primary school at Burton-in-Kendal, and in the surrounding towns and villages with secondary schools at Carnforth, Kirkby Lonsdale, Milnthorpe (Dallam) and Lancaster. Lancaster is also home to the Boys' and Girls' Grammar Schools with independent schools at Sedburgh, Windermere and Giggleswick.

**By car it's not far** - access onto the M6 is at J35 (3.4 miles) bringing a host of larger towns and cities within easy reach. Access onto the A65 is at Kirkby Lonsdale for travelling east into Yorkshire.

**Let the train take the strain** - at Carnforth there is an historic railway station (the 1945 classic film 'Brief Encounter' was partly shot here!); it is on the branch-line with daily services to Leeds, Barrow, Manchester and Manchester Airport and an indirect service to London Euston, Birmingham, Glasgow and Edinburgh. Lancaster and Oxenholme (11.3 miles) have stations on the West Coast main line. When holidaying abroad, it's easy to take a taxi to the station and then the train to the airport.

**Jetting off** - airports are at Leeds Bradford (59.1 miles) and also at Manchester (72 miles) and Liverpool (75.8 miles).

**Interested? Let us take you there...** from the M6, exit at J35 and proceed along the A6 turning right onto the A6070 towards Burton-in-Kendal. Shortly after passing Longlands public house on the right hand side, turn second right signposted Priest Hutton. Follow the road into the village, pass the village green on the left and turn off the main road, next left. Orchard Barn is the last property on the left with pull in private parking on the roadside. There is gated access to the main parking area and gardens to the side and rear of the house itself.

what3words reference: ///overtones.store.small







## Generous and versatile accommodation with large garden and orchard

Situated on the edge of the picturesque village of Priest Hutton, Orchard Barn is a substantial, attached barn conversion with a highly flexible and sociable layout.

Dating back to the 18th Century and in the same ownership since the barn was converted and extended in the early 1990's, the property was later reconfigured with the conversion of the garage into a splendid living/dining kitchen with access to the garden.

The well-proportioned and well-presented accommodation is set over three floors with a gross internal measurement of 3050 sq ft (283.4 sq m) including eaves storage. The bedroom layout works well if you want guests to have their own space or keep teenagers at arm's length!

Many of the character features remain with a vaulted ceiling and large inglenook fireplace in the sitting/dining room, beams, lintels, stone cills, recessed niches and exposed stone quoins and walls. The original barn door openings form the main entrance and large window in the sitting/dining room.

The generous outdoor space includes excellent parking provision, gardens and a separate orchard. In all, c. 1 acre (0.41 hectares).

*Let us take you on a tour...*

Come on in through the front entrance with flagged floor. A small flight of stairs leads up to the L-shaped **main reception room** with lovely spaces for both sitting and dining. To one end is the Inglenook fireplace with wood burning stove. The large window allows natural light to flood in and beautifully frames the view of the garden and open countryside beyond. A step leads down to the **study**.

An inner hall leads to the **principal suite** with dual aspect, light and bright **double bedroom** having tall windows overlooking the garden and an **en suite bathroom** with four piece suite. The hall also provides access to the **covered balcony** and stairs to double **bedroom 3** with lovely views.

There are three further bedrooms off the sitting/dining room to the north. A door leads into a hall with double **bedroom 2** having external access and a three piece **shower room**. Stairs lead up to two further bedrooms; double **bedroom 4** with window seat from which to enjoy the splendid views and a walk-in wardrobe and **bedroom 5** being a large single, with walk-in wardrobe

From the sitting room, stairs lead down to a **lower ground floor hall** with flag floor and rear access out to the verandah. Off here, is a dedicated **office**, two piece **cloakroom** with quarry tiled floor and a **utility/laundry room** with flag floor, boiler, hot water cylinder and space for an undercounter washing machine and tumble drier.

The triple aspect **living/dining kitchen** is a fabulously sociable space and has double doors out to the garden as well as a large picture window overlooking the garden. The fitted kitchen has base and wall units, granite worktops, an electric oven and ceramic hob, dishwasher, four oven black electric Aga and tiled floor.

### Outdoor space

To the front, there is off road parking for a number of cars. To the side, off the lane, gated access leads onto a parking and turning area for additional vehicles. There's a bin store, greenhouse and two timber sheds.

The gardens, c. 0.66 acres (0.27 hectares) are mainly laid to lawn with mature planted beds, gravel seating terrace, apple and damson trees, beck, two arbours, timber shed and wood store.

Known by the owners as the 'top orchard', a **separate parcel of land, c. 0.34 acres (0.14 hectares)** is a short walk up the lane with damson, apple, pear and bullace plum trees. There is also a small timber shed.

## Services and specifications

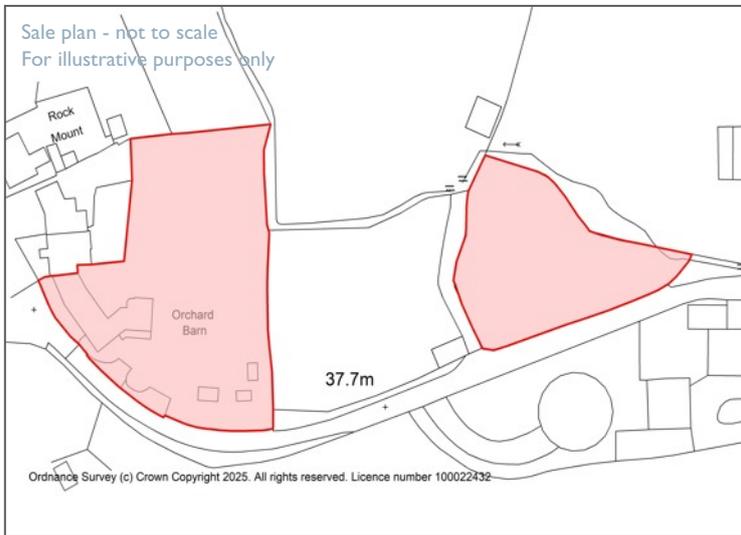
---

- Mains electricity
- Metered mains water
- Shared drainage to a sewage treatment plant installed in 2019 within the property's boundaries and shared with neighbouring Orchard Holme
- LPG central heating
- Wood burning stove in the sitting room
- Underfloor heating in the en suite bathroom and shower room
- Double glazing set in wooden frames
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website [b4m.org.uk](http://b4m.org.uk)
- Kitchen by Ramwell Classic Interiors of Lower Westhouse
- External water tap
- External security lighting





'Top Orchard'



## The finer details

### Council Tax

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

### Local and Planning Authority

Lancaster City Council

W: [www.lancaster.gov.uk](http://www.lancaster.gov.uk)

### Please note

- Carpets, curtain poles, all blinds, and curtains (except for the sitting room curtains), light fittings and integral white goods are included in the sale
- Specifically excluded is the sundial and stand, stone trough, the fridge/freezer, washing machine and tumble dryer as well as the sitting room curtains.
- Freehold, with vacant possession on completion

### 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.



# Orchard Barn, Priest Hutton, LA6 1JP

Approximate Gross Internal Area = 283.4 sq m / 3050 sq ft  
 (Including Eaves Storage)

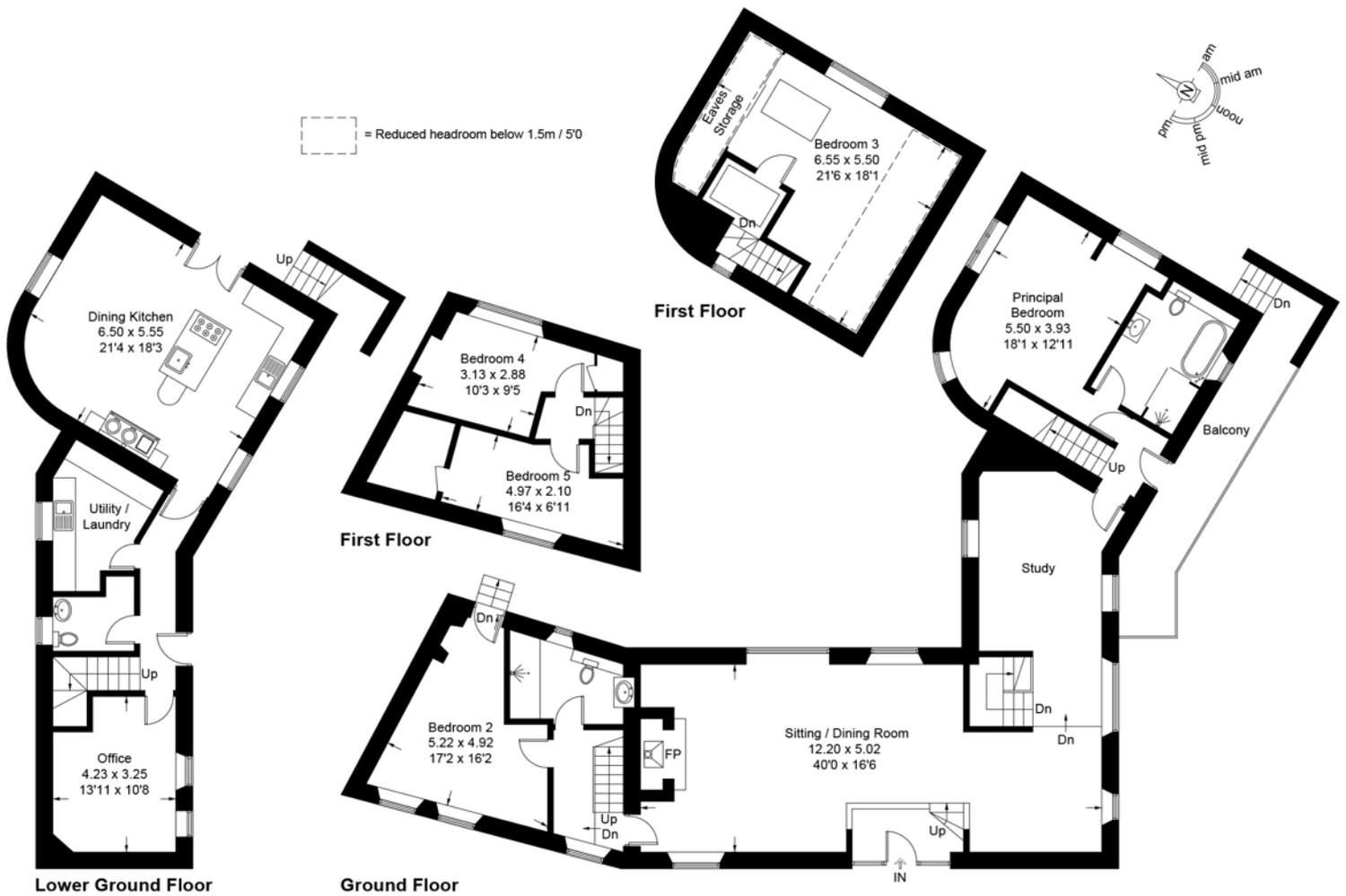
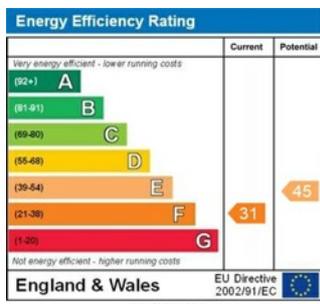


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257798)



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.