

ORCHARD COTTAGE

£465,000

Barbon, The Yorkshire Dales, LA6 2LT

Calling all lovers of period cottages - a charming, detached, stone and slate cottage in a tucked away edge of village location and enjoying some wonderful fell views.

On the market for the first time in nearly 40 years, Orchard Cottage offers new custodians the opportunity to refurbish this characterful and welcoming accommodation comprising a hall, cloakroom, breakfast kitchen, dining room and sitting room with double doors out to the garden, three double bedrooms and a house bathroom. Delightful cottage gardens with lawns, flagged seating terrace, mature planted borders and summerhouse. Private parking for two cars.

Walk to the pub, church or village hall, this delightful village property offers space, privacy and good transport links.





Welcome to **ORCHARD COTTAGE**

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Here's our Top 10 reasons to love Orchard Cottage:

1. **Location and views** - tucked away in a quiet, edge of village setting with splendid views of the Barbon Fells.
2. **A charming stone and slate, detached period cottage** - on the market for the first time in nearly 40 years, it's now time for new custodians to make it their own. There's a wonderful opportunity to modify the layout, refurbish and upgrade (subject to the relevant consents).
3. **Welcoming, characterful and well-proportioned accommodation** with a gross internal area of c. 1329 sq ft (123.5 sq m).
4. **Step inside** into the hall and then into the breakfast kitchen with stable door, a green Rayburn, fitted base and wall units and space for an undercounter fridge to one end and space for a table and chairs to the other.
5. **Two good-sized, reception rooms** - the dining room is dual aspect and has a useful understairs cupboard. The triple aspect sitting room is wonderfully light and bright and has glazed doors leading out to the flagged terrace.
6. **...and so to bed** - the staircase leads to a spacious landing with built-in cupboard housing the hot water cylinder and with space and plumbing for a washing machine. Off the landing are three double bedrooms overlooking the gardens and enjoying the lovely far reaching views. Bedrooms 1 and 2 are dual aspect, with bedroom 2 having a built-in wardrobe. Bedroom 3 has a built-in wardrobe with storage cupboards above and fitted drawers.
7. **Bathroom and cloakroom** - to the ground floor is a two piece cloakroom, and to the first floor, a three piece house bathroom (the shower over the bath has been disconnected).
8. **Private parking** for two cars at the rear of the property, accessed by a legal right of way over the driveway of the neighbouring property Beckgate Farmhouse.
9. **Delightful, south-facing walled gardens** with fell views and adjoining an open field, a flagged terrace running full length of the property, lawns, mature trees, established planting and timber summerhouse.
10. **If you love exploring the great outdoors** - situated within the Dales National Park and close to both the Forest of Bowland and Arnsdale and Silverdale National Landscapes, there's fresh air and fun, whichever direction you take and whatever your pleasure. For further information on the surrounding area, please see page 5.







Sought-after Dales village

Nestled within the Yorkshire Dales National Park at the foot of Barbon Fell, **Barbon** is small and beautifully formed. Off the main road, it doesn't get much through traffic and is therefore a lovely, quiet and peaceful village.

Orchard Cottage is within walking distance of the popular village hall, which plays host to a range of activities and events, The Barbon Inn, a country pub, St Bartholomew's Church and Wildemess Hair Salon.

Barbon is at the head of Barbondale, the scenically stunning route through the fells to Dent. To have this on your doorstep without having to go in the car is a real advantage, perfect for dog walks!

Nearby **Casterton** (2.3 miles) has a petrol filling station and garage with a small shop for basic provisions along with The Pheasant, another popular country pub.

The attractive Lune Valley market town of **Kirkby Lonsdale** (4.5 miles) is highly popular and offers an abundance of independent shops, popular restaurants and pubs, a post office, Boots Chemist, doctor' and dentists' surgeries, opticians and a well-regarded Booths supermarket.

The historic market town and England's Book Town, **Sedbergh** (7.9 miles) offers a good range of local amenities and with its cobbled streets, the scenic village of **Dent** (6.8 miles) has a general store with outreach post office, an art gallery, a selection of tea shops, a church and two pubs.

If you're seeking bright lights then the market town of **Kendal** (15 miles) and the city of **Lancaster** (19.8 miles) provide a more comprehensive range of educational, commercial and recreational facilities.

There are primary and secondary **schools** in Kirkby Lonsdale and Sedbergh. There is also a primary school in Dent. Independent schools are at Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

For those keen on outdoor pursuits, could there be a better placed village? The glorious country of the **Yorkshire** and **Lake District** National Parks, the **Lune Valley** and **Forest of Bowland** is on your doorstep. The perfect playground for walkers, climbers, cavers, potholers, cyclists and sailors, and if you fancy a walk by the sea, the **Arnside and Silverdale National Landscape** and **Morecambe Bay Estuary** are close by.

Planes, trains and automobiles...

Hop in the car - access to the M6 is either at J36 (9.5 miles) or J35 (15.9) depending on the direction of travel. For travelling east/west, the A65 is 3.5 miles distant.

Let the train take the strain - the nearest station on the west coast main line is at Oxenholme (10.2 miles) or Lancaster (24.8) with direct trains to London Euston, Manchester (and airport), Birmingham, Glasgow and Edinburgh. Historic Camforth Train Station (14.7 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

For jetting off - Manchester Airport is 83 miles distant, Liverpool Airport 89.7 miles and with Leeds Bradford 53.7 miles being the closest.

Let us take you there... from Kirkby Lonsdale, take the A683 signposted Sedbergh. Drive through Casterton and take the first turning into Barbon (there are three roads in from the A683). Proceed on the country lane right into the centre of the village. After passing the village hall on the left, bear left at the 'Y' junction by the war memorial and then turn first right onto Beckgate. Access is through the first gate on the left, just before the small bridge. Turn into the drive, passed Beckgate Farmhouse and Orchard Cottage is straight ahead.

///what3words reference: [grudge.cloud.linguists](https://www.what3words.com/grudge.cloud.linguists)

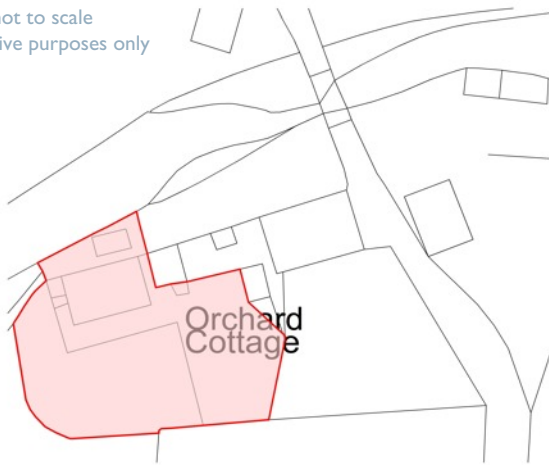
Services and specifications

- Mains electricity and gas
- Metered mains water
- Private drainage to a sewage treatment plant located within the property's boundaries and installed 2022
- Gas stove the dining room (currently disconnected)
- 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 b4rn.org.uk.
- A combination of wood and uPVC single and double glazed doors and windows
- Terracotta tiled floor in the hall, dining room and breakfast kitchen
- Heated towel rail in the bathroom
- External water tap
- External lighting





Sale plan - not to scale
For illustrative purposes only



The finer details

Council Tax

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

Local Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

- There is a public footpath running across the rear of the property by the beck in an easterly/westerly direction
- The boundary of Orchard Cottage does not abut the public highway but the property has a fully-established legal vehicular and pedestrian right of access over the driveway of the neighbouring property Beckgate Farmhouse
- Freehold, with vacant possession on completion.

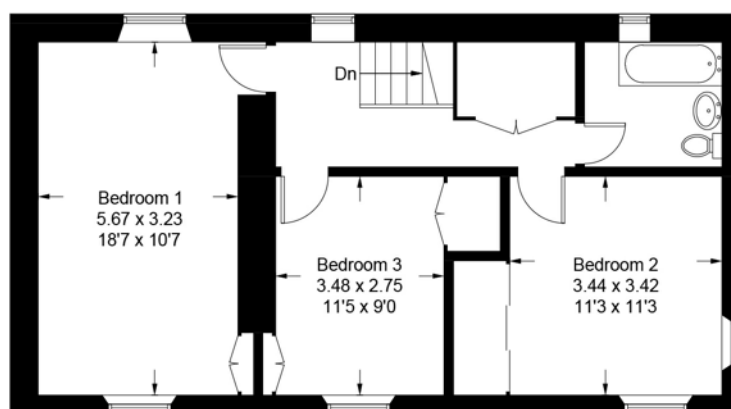
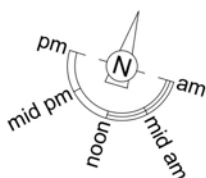
Money Laundering

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.

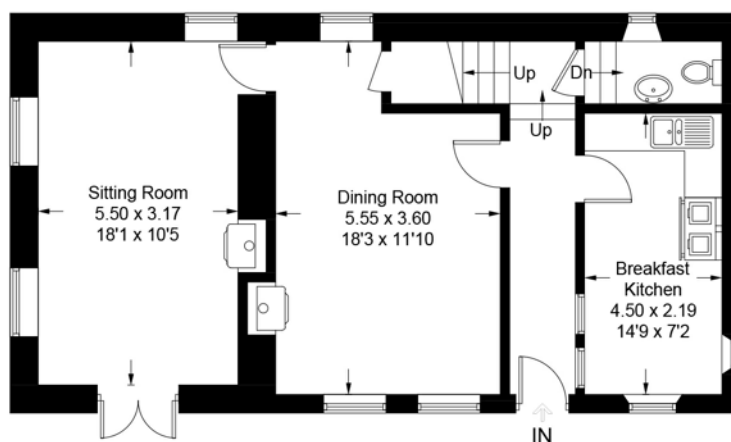


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Approximate Gross Internal Area = 123.5 sq m / 1329 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1327143)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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