

SWALLOW BARN

£950,000

Lane Foot Farm, Newton, LA6 2NZ

Nestling in a select development of 19th Century barns, converted in the early 2000's and enjoying the most splendid valley views toward Ingleborough and Leck Fell, an attached, stone and slate property with fabulous sun filled spaces.

Beautifully presented and well-maintained, the accommodation is spacious and versatile with a generous sitting room, garden room, dining room with sun room off, dining kitchen, study, utility/laundry room, hall and cloakroom, principal en suite bedroom with Juliet balcony, two further double bedrooms, one with en suite, a fourth single and a house bathroom. Double garage, excellent parking provision and gardens to three sides with courtyard seating area, seating terrace, lawns and planted beds.

In a secluded hamlet position, situated close to the Lune Valley village of Whittington and convenient for Kirkby Lonsdale, Lancaster, the A65 and M6, this is an excellent family house.





Welcome to **SWALLOW BARN**

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Newton is a small hamlet, south of Whittington on the B6254. **Whittington**, is a small village in a Conservation Area, and has an active community with a church and village hall.

The ever-popular Cumbrian market town of **Kirkby Lonsdale** (3.1 miles) provides a good range of local facilities - schools, individual shops, bank, churches, a Post Office, doctor's and dentists' surgeries, an opticians, Booths supermarket, Boots Chemist and a selection of restaurants, pubs and tea shops.

Both the Georgian city of **Lancaster** (12.1 miles) and the historic market town of **Kendal** (16.4 miles) offer a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

The area is well-served for schools; both Arkholme and Kirkby Lonsdale have primary schools with secondary schools (Queen Elizabeth School at Kirkby Lonsdale) and girls' and boys' grammar schools at Lancaster. There are independent schools at Sedbergh (with the preparatory school at Casterton) and Giggleswick.

Boasting beautiful countryside, **The Lune Valley** is midway between the **Lake District** and **Yorkshire Dales National Parks**, close to the **National Landscapes** (formerly known as AONBs) of the **Forest of Bowland** and **Arnsdale and Silverdale**, as well as **Morecambe Bay Estuary** - perfect if you are seeking a base from which to enjoy the great outdoors. Newton is also close to the Lune Valley Ramble - a 16.5 miles (26.5 km) long walk which traces the course of the River Lune's lower reaches through some of the North West's finest lowland countryside.

For travelling further afield:

By train - Lancaster (12.7 miles) and Oxenholme (13.4 miles) have stations on the West Coast line with direct trains to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh. Wennington (8.1 miles) has a station on the Bentham Line, which runs between Leeds and Morecambe via Skipton. Historic Camforth station (8.2 miles) is on the Bentham line as well as the Furness line with services to Barrow-in-Furness, Ulverston and Grange-over-Sands.

By car - M6 J35 (7.6 miles), M6 J36 (8.7 miles) and A65 for travelling east (2.9 miles).

Airports are at Leeds Bradford (53.4), Manchester (74.4 miles) and Liverpool (80 miles).

To find the property - from Kirkby Lonsdale take the B6254, signposted Whittington and Arkholme. Continue through Whittington, into the hamlet of Newton and turn left after Newton Hall into Lane Foot Farm. Follow the road down passing Harris House on the right and then bear round to the right (there are name plates for Swallow Barn and Lane Foot Farm). Swallow Barn is at the end of the lane on left hand side.

What3words reference: ///skills.openly.gravitate







Stunning far-reaching views

Nestled within a select development of barn conversions (the barns date back to the 19th Century and were converted in the early 2000's), Swallow Barn is a fabulous, attached four bedroom property enjoying uninterrupted views across the garden and open countryside to Leck Fell and Ingleborough and towards the Howgills in the distance.

Beautifully presented and well-maintained with sun filled spaces the accommodation is spacious and versatile with a gross internal area of c. 3051 sq ft (283.5 sq m).

There is planning consent (now lapsed) for 'Erection of single storey rear extension' (Lancaster City Council, dated 23 November 2022, reference 22/01251/FUL) to add a bathroom to the northeast elevation - this would create an en suite should the dining room be used as a ground floor bedroom. There are other opportunities to extend, subject to the relevant consents.

Let us take you on a tour...

A flagged approach leads to a covered entrance with glazed door and side panel and into a **hall** with **cloaks cupboard** and a two piece **cloakroom**.

Off the hall is a dual aspect **study/home office** with fitted cupboard and bookshelves - perfect if you work from home.

The dual aspect **dining room** has an attractive beamed ceiling as well as tall windows with views across the rear garden. There are also glazed doors into the **conservatory** with wood flooring, glazed roof with electric blind, floor to ceiling windows to two sides and glazed sliding doors to the courtyard.

Also off the hall, a glazed door with glazed side panels leads into the wonderfully light and bright **sitting room** - being triple aspect with tall ceilings, glazed doors and top light out to the front terrace, as well as into the garden room, natural light floods in. There is an exposed stone chimney breast with flagged hearth and electric stove.

The **garden room** is a true delight with an exposed stone wall, tiled floor, two skylight windows and glazed doors perfectly framing the impressive view.

The **dining kitchen** can be accessed from the hall, sitting room and garden room. It's a superb, sociable space with a beamed ceiling, limestone floor, views and access out to the terrace. The kitchen is fitted with base and wall units, matching island unit, granite worktops, Rangemaster stove, Quooker tap, integral microwave and dishwasher. Backing up the kitchen is a **utility/laundry room** with base units, access to outside, sink unit and undercounter space for a washing machine and tumble dryer.

A wooden staircase leads to the first floor landing. The generous **principal bedroom** has exposed beams, built-in furniture and shelving and, opening up so as to enjoy the splendid views, glazed double doors with a Juliet balcony. There is also an **en suite shower room** with twin wash basins.

Double **bedroom 2** has tall windows, fitted furniture and a three piece **en suite shower room**.

Double **bedroom 3** is dual aspect with fitted wardrobe and **bedroom 4** is a good-sized single, also with fitted wardrobe.

To complete the picture, is a three piece **house bathroom** having airing cupboard with immersion heater.

Outdoor space

A gated entrance leads to a private drive with ample parking provision. To the west of the house is a detached stone and slate **double garage** with electric up and over doors, personnel door, power and light.

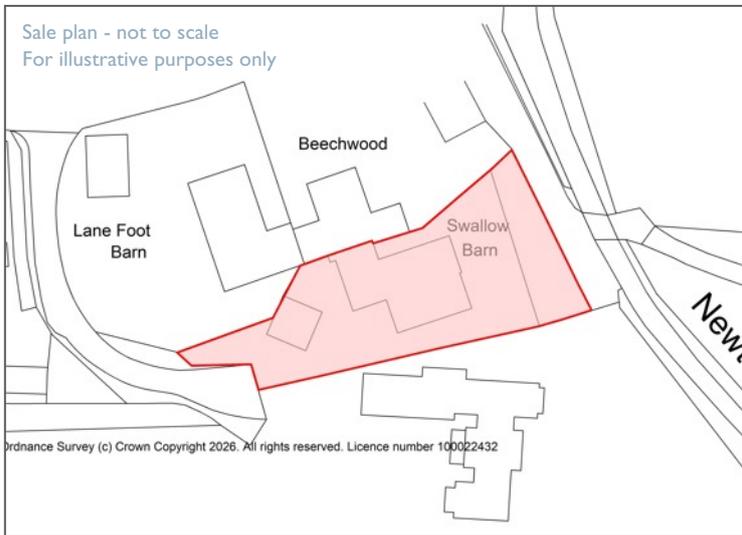
Also to the west is a **flagged courtyard** with access from the conservatory. To the south is a level lawn and terrace with direct access from the sitting room. A path with raised lawn and planted beds leads around to the rear to where the **fabulous easterly views open up**. Here you'll find a seating terrace with direct access from the dining kitchen and garden room from which to enjoy the panoramic views. There is also a lawn and a Red Robin hedge adding a lovely splash of colour.



Services and specifications

- Mains electricity and gas
- Metered mains water
- Drainage to a sewage treatment plant shared with 10 other properties
- Gas central heating. The boiler was installed December 2025 with an 18 year guarantee
- Electric stove in the sitting room
- Double glazed windows in wood 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.
- Surround sound in the sitting room, garden room, kitchen, study and two of the bedrooms
- Principal bedroom furniture fitted by Sharps
- External power points
- External water tap, with additional tap in the garage
- Security alarm





The finer details

Council Tax

Swallow 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

Please note

- Included in the sale: carpets, curtains and blinds (except for those in the principal bedroom), curtain poles, light fittings and white goods
- Available separately: garden furniture, planters and troughs
- The access lane is owned by third parties - the first section to the 'T' junction is owned by Newton Hall Farm Estate. The lane from Harris House is owned by Lane Foot Farm, the neighbouring property to Swallow Barn. Shared access is granted to both sections and maintenance costs will be shared.
- Freehold, with vacant possession on completion
- Restrictive covenants apply
- Photos taken May 2025
- Viewing strictly by appointment only

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 = 283.5 sq m / 3051 sq ft

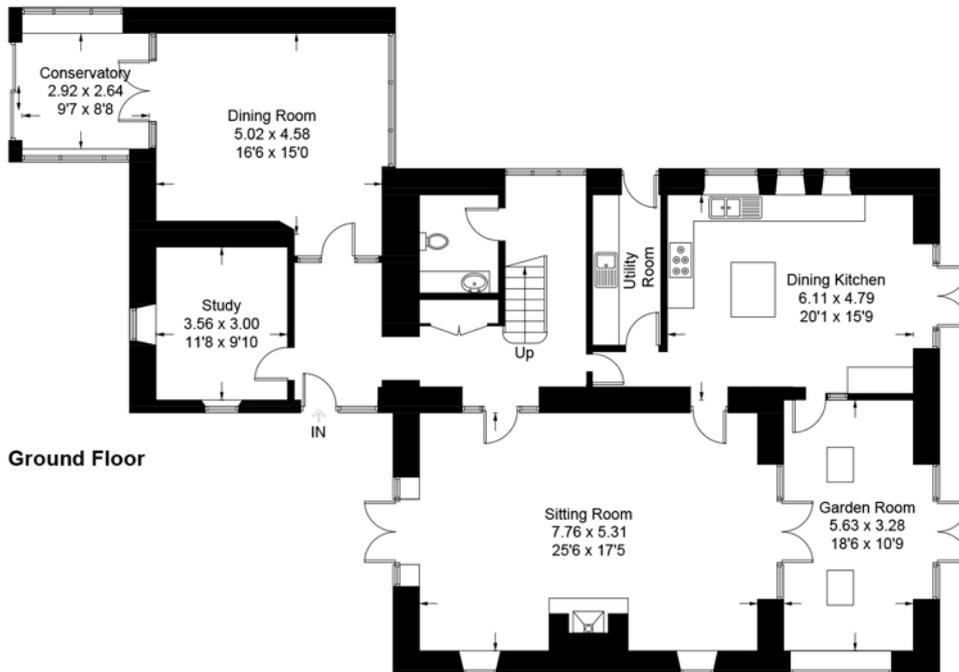
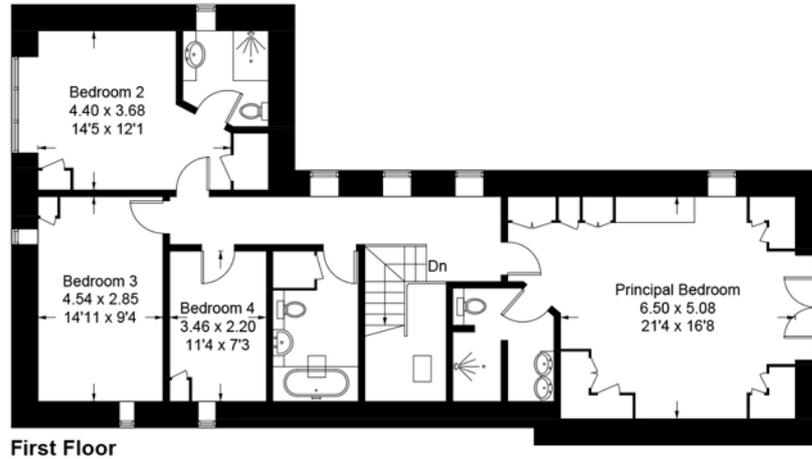
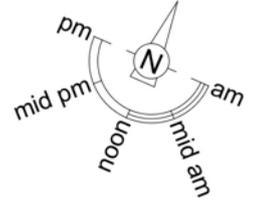


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1198258)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	83
EU Directive 2002/91/EC			

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