

HILL HOUSE

£295,000

Barbon, The Yorkshire Dales, LA6 2LS

Situated in the heart of this sought after village, a recently upgraded terraced period cottage, ready to move into.

Generous reception room, kitchen, a double and a single bedroom as well as a house bathroom. Second floor attic room with scope to upgrade further. Enclosed, south facing garden and a private parking space for one.

A short stroll to the pub, church and village hall makes this an ideal choice for those wanting to be part of an active rural community.





Welcome to **HILL HOUSE**

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Here's our TOP 10 reasons to love Hill House:

- 1. A terraced, period cottage** in the heart of the sought-after village of Barbon with some character features.
- 2. Recently upgraded and ready to move into** - the property has been upgraded recently with a new gas central heating system, decoration and new floor coverings.
- 3. Step inside** into the generous reception room, formerly two rooms. The kitchen provides base and wall units, an electric oven and hob and space for an undercounter washing machine.
- 4. Bedrooms and bathrooms** - the staircase rises from the sitting room to the first floor landing. Off here is a large, dual aspect double bedroom with period fireplace and fell views, a second single bedroom and a three piece bathroom with built-in cupboard.
- 5. Second floor attic room** with pull-down ladder accessed off the landing - there's a skylight window so the space could be used to as an occasional bedroom/hobby room.
- 6. Enclosed, south facing garden** - a wrought iron gate leads onto a gravel area with central gravel path and planted bed. Stone steps lead up to an elevated terrace with arbour, mature shrubs, trees and glimpses of the fells.
- 7. Private parking** for one in the parking area opposite - please see the sale plan.
- 8. Village life** - picturesque and popular, Barbon offers a popular country pub The Barbon Inn; the village hall plays host to a range of activities and events as does St Bartholomew's Church. Nearby Casterton (2 miles) has a petrol filling station with garage and small shop along with The Pheasant, another popular country pub. The Cumbrian market town of Kirkby Lonsdale (3.9 miles) has independent shops, popular restaurants and pubs, a post office, opticians, doctor's and dentists' surgeries, a Boots Chemist and a well-regarded Booths supermarket. Kendal (14.8 miles) and Lancaster provide a more comprehensive selection.
- 9. Accessibility** - access onto the M6 is at either J34 or J36 depending on the direction of travel. The A65 is 3.3 miles and Oxenholme (13.5 miles) and Lancaster (18.9 miles) have stations on the main west coast line with direct trains into London, Manchester (and airport), Birmingham, Glasgow and Edinburgh. Airports are at Leeds Bradford (53.5 miles), Manchester Airport is (84 miles) and Liverpool Airport (89.1 miles).
- 10. For those who love the great outdoors**, Hill House is within the Yorkshire Dales and the Lune Valley, close to the Lake District and the Forest of Bowland National Landscape with the area providing a stunningly scenic natural adventure playground.



You'll need to know...

- Mains electricity, gas and water
- Private drainage to a septic tank shared with neighbouring Hill Top Barn and Hill top Cottage
- Gas central heating installed 2025
- Broadband connected
- Double glazed windows in uPVC frames
- Hill House is banded C for Council Tax purposes
- Local authority: Westmorland & Furness Council, Planning Authority: Yorkshire Dales National Park Authority.
- Carpets are included in the sale
- Freehold, vacant possession on completion

To find the property - from the A683 take the third road on the right for Barbon just before the bridge and continue into the village. Turn right onto Moorthwaite Lane and the property is on the right. There is a parking space in the parking area opposite.

What3words reference: ///blacked.alarmed.senders

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 = 84.3 sq m / 907 sq ft

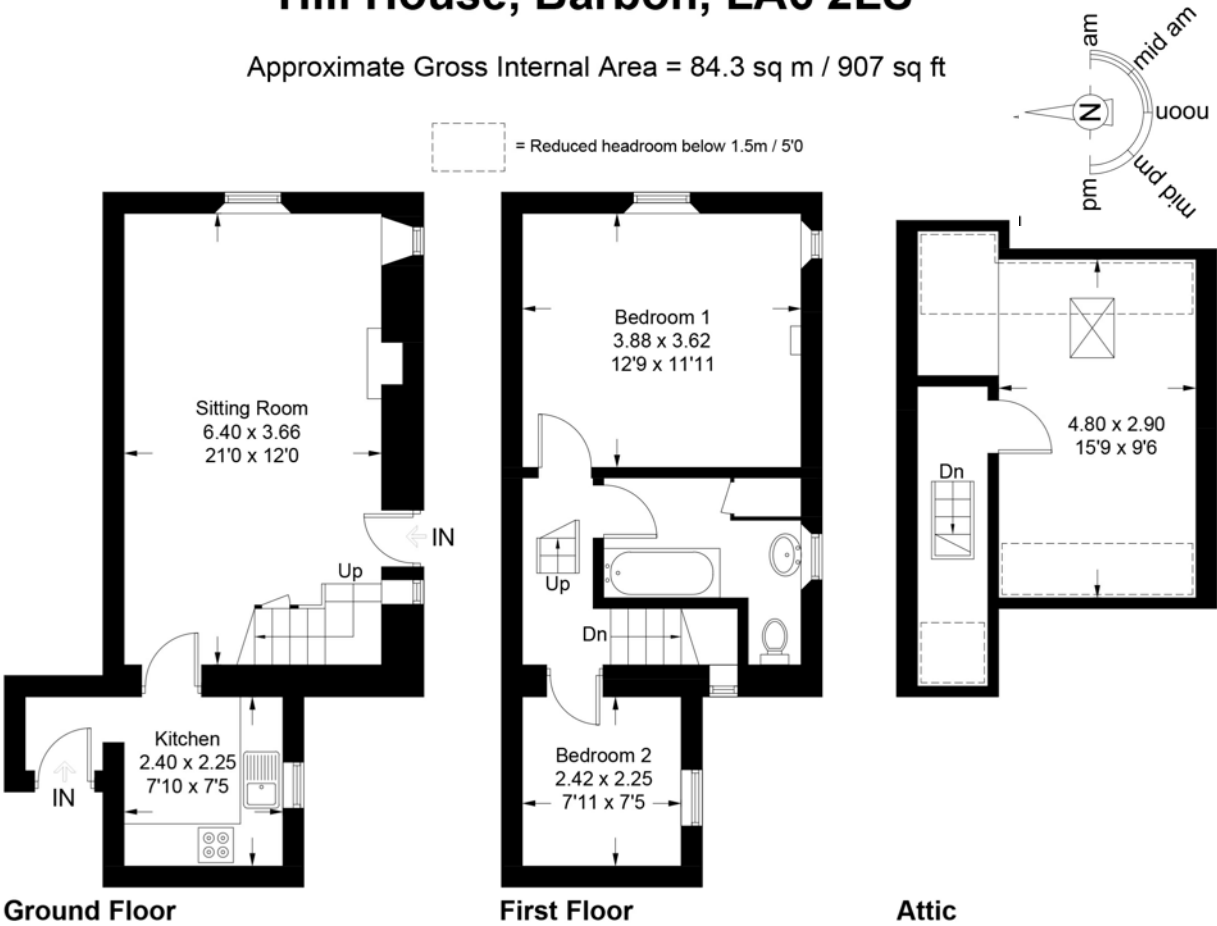
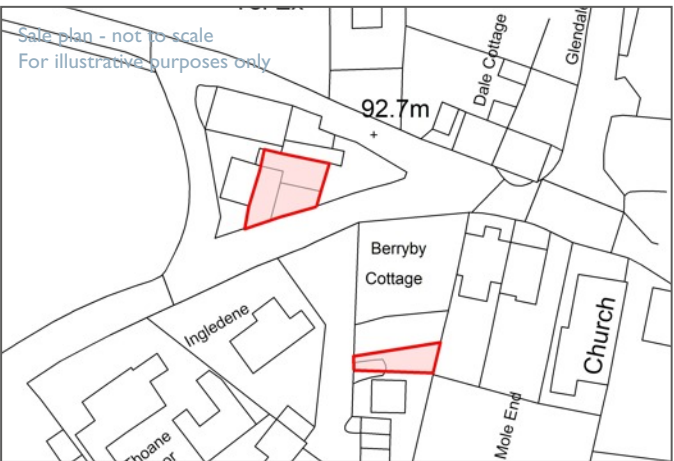


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304329)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	74 C
39-54	E		
21-38	F		
1-20	G		

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