



Ireby Laithes
Ireby | Yorkshire Dales National Park | LA6 2JZ

Welcome to Ireby Laithes, Over Hall Road, Ireby, LA6 2JZ

A property full of potential. A substantial detached stone built bank barn tucked away in a quiet hamlet location within the idyllic Yorkshire Dales National Park. Currently offering an attractive and characterful four bedroom conversion with potential to develop the remaining unconverted portion of the barn.





Location

Nestled within the charming Conservation Area hamlet of Ireby, in the heart of the Yorkshire Dales National Park, Ireby Laithes occupies a wonderfully tranquil yet highly accessible setting.

The parish encompasses the picturesque communities of Ireby, Leck and Cowan Bridge. Although historically within Lancashire, the area now falls within the extended 2016 boundary of the Yorkshire Dales National Park, offering a unique blend of heritage and protected natural beauty. Nearby Cowan Bridge, just 1.8 miles away, provides a well-stocked village shop and the Fraser Hall Community Centre, fostering a strong local community.

Despite its peaceful rural position, Ireby Laithes enjoys excellent connectivity. A short drive connects you to the A65, providing convenient access northwest to the highly regarded market town of Kirkby Lonsdale, or southeast to the popular Dales village of Ingleton. Both destinations offer an excellent selection of

independent shops, cafés and restaurants. Further afield, the larger centres of Settle, Kendal and Lancaster provide a broader range of amenities, educational facilities and cultural opportunities, ensuring that every practical and lifestyle need is well catered for.

For those drawn to spending time in the great outdoors, the location is nothing short of exceptional. A network of quiet country lanes, bridleways and footpaths awaits exploration, whether on foot or by bike. Beyond the immediate surroundings, the Lake District National Park lies within easy reach—Lake Windermere can be enjoyed in under 30 miles—alongside the unspoilt landscapes of the Forest of Bowland, the coastal beauty of Arnside and Silverdale, and the rolling countryside of the Lune Valley.

Ireby Laithes offers the rare opportunity to embrace a country lifestyle, where peace, natural beauty and a strong sense of place are complemented by excellent road and rail links, allowing for seamless connection to both business, social and leisure pursuits.





Step inside

This attractively converted barn offers an abundance of character and charm, with thoughtfully arranged accommodation set across three floors, perfectly blending rustic and period features with modern living.

Entry is via the middle floor, which forms the heart of the home. Here, a generous sitting room provides a welcoming space to relax, centered around a charming wood-burning stove, ideal for cosy evenings. The dining kitchen is traditionally styled and creates an excellent setting for everyday living and entertaining alike. This level is complemented by a traditionally styled bathroom, a practical laundry/boiler room and an entrance hall.

The principal bedroom suite occupies the upper floor, enjoying a wonderful sense of privacy, set apart from the remaining accommodation. This impressive suite comprises a spacious double bedroom, a dedicated dressing room, equally suited as a nursery for younger children, and a stylish shower room. A gallery landing provides an ideal office or hobby space, perfectly suited to those working from home or requiring a dedicated area.

On the lower ground floor are the remaining bedrooms, including two well-proportioned double rooms and a third single bedroom. This flexible layout lends itself perfectly to family living, offering excellent separation for teenagers or comfortable accommodation for visiting guests.

The property enjoys attractive views to the west and north, overlooking the surrounding properties and the picturesque village beyond, further enhancing its appeal as a unique and inviting home.



“ We’ve enjoyed how warm and cosy the barn is and appreciated the flexibility of the layout which has seen us through having young children to young adults. It’s a great house for family life and also for entertaining.



Development potential

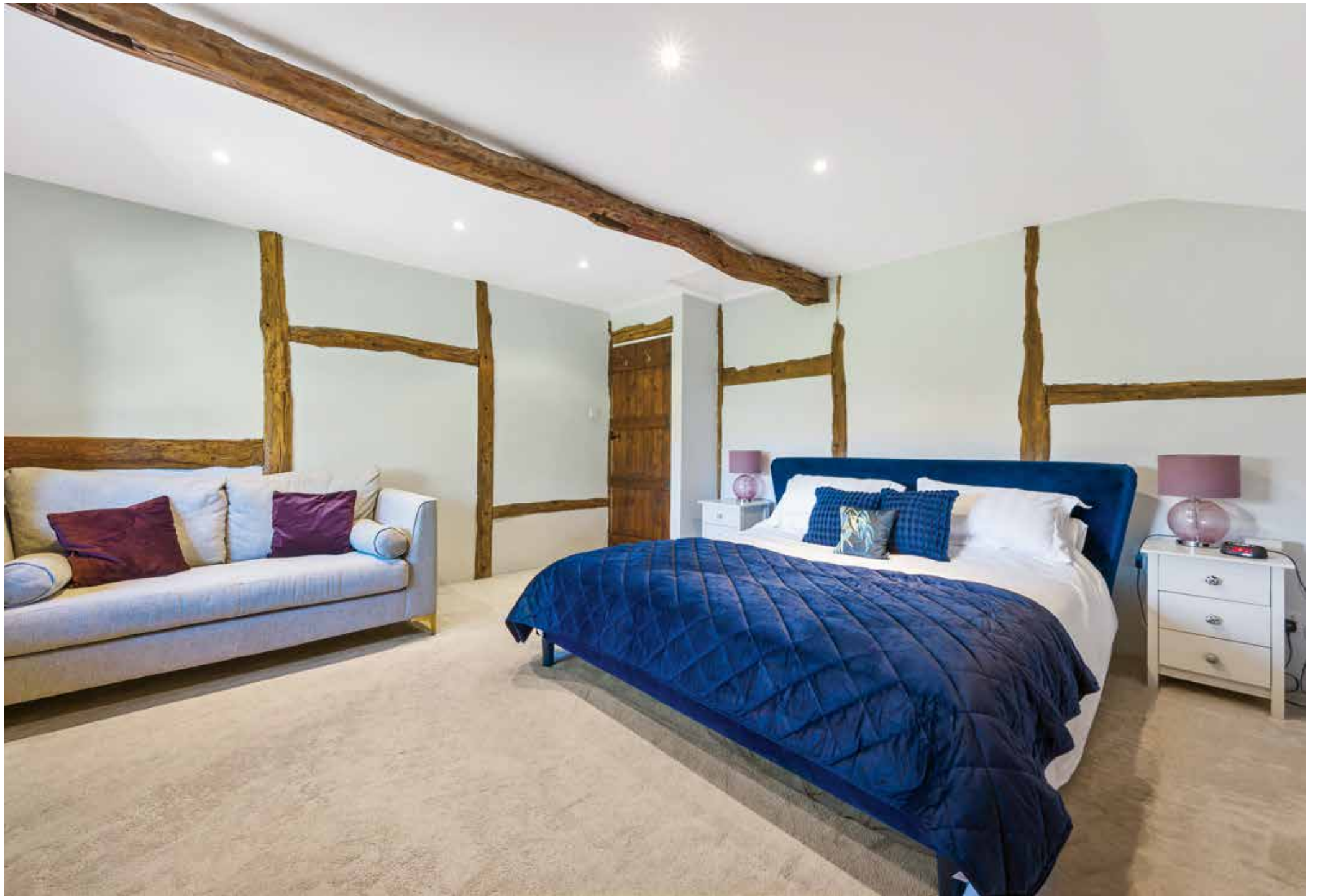
Around half of the large barn remains unconverted and currently comprises one vast barn with a series of underbuilt shippons and outriggers. When the present owners bought Ireby Laites their intention was to obtain consent to redevelop as one large house. Planning permission was obtained on the 11th November 2021 for "conversion of barn to provide extension to existing dwelling". Whilst this has now expired, full details and approved drawings may be viewed online by visiting:

<https://planning.agileapplications.co.uk/yorkshiredales/application-details/36461>

The plans provided for a three-storey property with three bedrooms, a bathroom, ensuite, gym and sauna on the lower ground floor, an extensive split level living dining kitchen, separate snug, study, utility/boot room, laundry and cloakroom on the ground floor and on the first floor a principal bedroom with bathroom and dressing room.

Alternatively, enjoy the barn just as it is as the current house works well in its own right, the unconverted section would then offer an opportunity for hobbies, space for storage or any number of creative endeavours requiring dedicated space.







Step outside

The outside space at Ireby Laites is arranged into a series of distinct areas, each designed to be enjoyed at different times of the day, creating a wonderfully versatile and engaging setting for both relaxation and entertaining.

On arrival, a convenient pull-in parking area provides space for two vehicles to park with ease. From here, steps rise to the main entrance at ground floor level, where the principal garden unfolds. At this elevated position, a decked terrace has been carefully positioned to capture the afternoon and evening sun, offering an ideal spot to unwind and take in the surroundings.

To the rear, a flagged enclave provides a sheltered and exceptionally private retreat, described by the current owners as “an absolute sun trap.” This inviting space has been arranged with outdoor dining furniture and comfortable seating, making it perfect for morning coffee, leisurely lunches, or for enjoying welcome shade later in the day. Between the two is a garden area with established planting with seasonal colour and a small lawn.

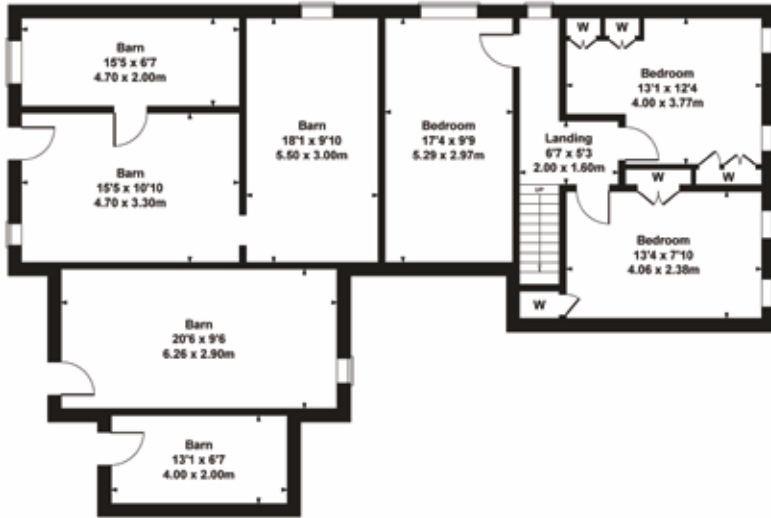
Around the unconverted section of the barn lies a further generous parking area, particularly well-suited for larger or occasional vehicles such as a campervan, motorhome or boat, adding a practical dimension to the property’s appeal.

Across the quiet single-track lane, a charming walled garden offers an additional and highly characterful outdoor space. Planted with a small orchard of apple and damson trees, this delightful area has been a much-loved extension of the home. Informal in nature, it provides ample room for children to play and dogs to roam freely, while also lending itself beautifully to entertaining. With a firepit, hammock and fairy lights strung between the trees, it has played host to many memorable gatherings, with space for friends and family to pitch tents and enjoy time together.



Ireby Laithes

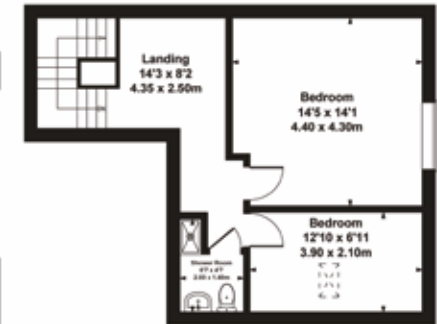
Approximate Gross Internal Area 3466 sq ft - 322 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU. Printed



FURTHER INFORMATION

On the road

Ingleton	3.3 miles
Kirkby Lonsdale	4.1 miles
Settle	13.7 miles
Kendal	17.2 miles
Lancaster	24.2 miles
Skipton	28.6 miles
Harrogate	50.1 miles
Manchester	74.7 miles

Transport links

M6 J36	9.8 miles
M6 J34	15 miles
Bentham railway station	6.5 miles
Oxenholme railway station	14.7 miles
Leeds Bradford airport	47.6 miles
Manchester airport	84.2 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

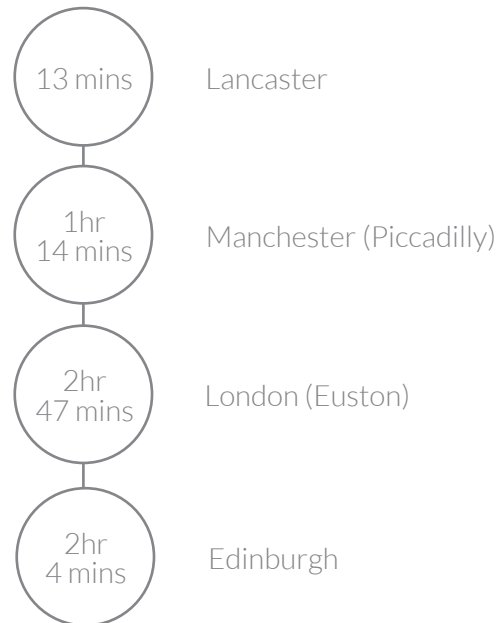
Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there are branch line stations at Bentham, Wennington and Clapham with services to Lancaster and Leeds.



Guide price £525,000

Services

Mains electricity and water. LPG central heating from a Worcester boiler in the laundry room. Private drainage to a sole use tank located in the orchard.

Directions

[what3words](http://what3words.com) arriving.send.fortified

Download the what3words App or go online for directions straight to the property.

Included in the sale

Fitted carpets, blinds, light fittings and domestic appliances as follows: Bosch hob with fan over, Belling double oven with grill, Hisense dishwasher, free standing Beko fridge freezer. Available by way of further negotiation are the Hoover washing machine and the Hotpoint tumble dryer. Curtains are excluded from the sale.

Please note The Rayburn is not in use.

Lancaster City Council

Council tax band - F

Tenure - Freehold

Places to visit

Between them, there are theatres, cinemas and arts centres in Settle, Lancaster and Kendal.
White Scar Cave, Ingleton
Ribblehead Viaduct and the Settle to Carlisle Railway.
Historic houses open to the public – Leighton Hall, Levens Hall, Sizergh Castle (National Trust) and Holker Hall.
RSPB Leighton Moss.
National hunt racing at Cartmel.

Sport and recreation

There is a wealth of outdoor pursuits available locally.
Gyms: Enclave (pilates, yoga and wellness retreat) and TNT Fitness Centre, both at Cowan Bridge as well as nearby Kirkby Lonsdale Health Club.
BMX Pump Track, Ingleton
Swimming at the outdoor pool in Ingleton and at Settle Area Swimming Pool, the Lune Valley Swimming Pool in Hornby, and leisure centres at Kendal and Lancaster.
Greenhall Riding Centre, Tatham – livery and school.
Rest Harrow Equestrian, Burrow – livery.
Golf clubs – Bentham, Casterton, Kirkby Lonsdale, Giggleswick, Lancaster and two in Kendal.
Diving and open water swimming – Capernwray Diving Centre.
Sailing and boating on Windermere, Coniston and Ullswater.

Places to eat

Informal dining, cafes and pubs

The Royal Hotel, The Royal Barn, The Sun Inn, No.9 and Avanti amongst many in Kirkby Lonsdale.
The Masons, La Tavernetta, Seasons Bakery and Country Harvest (café and farm shop) amongst many others in Ingleton.
Rind at Courtyard Dairy, The Game Cock and The Traddock, all in Austwick.
The Highwayman, Burrow.
The Plough, Lupton.
Artisan ice cream from The Milking Parlour, Kirkby Lonsdale.

Great walks nearby

Right from the door the owners recommend Ireby Fell and on up to Gragareth (which straddles the border between Lancashire and North Yorkshire and is one of Wainwright's Yorkshire Dales walks with views of three counties from the summit), there are also lovely circular routes around Leck Fell and Masongill with a link up to Ingleborough and Twisleton Scar on the southern slopes of Whernside. Also from the door, you could enjoy the Ingleton Waterfalls Trail, a well-known circular route through wonderful woodland passing seven spectacular waterfalls along the way.

The inspirational Yorkshire Dales National Park offers excellent walking opportunities with challenging peaks (including Yorkshire's famous Three Peaks, Ingleborough, Whernside and Pen-yghent), undulating fells, valleys and picturesque villages to explore.

Schools

Primary

Leck St Peter's CoE Primary School
Ingleton Primary School
St Mary's CoE Primary School, Kirkby Lonsdale
Sedbergh Preparatory School, Casterton and Giggleswick Prep School (independent)

Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale (the school bus stops in the village)
Sedbergh School and Giggleswick School (both independent)

Further Education

Lancaster University
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)
Lancaster and Morecambe College
Kendal College
Myerscough College

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