



Woodend Barn
Low Biggins | Kirkby Lonsdale | Lancashire | LA6 2DH

Welcome to Woodend Barn, Low Biggins, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2DH

Tucked away in a desirable semi-rural setting in the hamlet of Low Biggins, on the edge of Kirkby Lonsdale, Woodend Barn is a charming stone and slate barn conversion enjoying attractive and restful countryside views. Of enormous appeal is the location as it is within walking distance of the sought-after market town of Kirkby Lonsdale; from here you can benefit from an excellent range of shops, cafes, pubs, Booths supermarket, schools and health services; all while enjoying the space and leafy views of this semi-rural setting.

Converted in 1994 and lovingly maintained by the same owners ever since, the barn now offers great scope for a modern refurbishment. The layout includes a welcoming living kitchen, an impressive first-floor light, airy and spacious sitting room with panoramic views, three bedrooms (two doubles and a single), a ground floor shower room and a first floor bathroom. Bespoke pine joinery adds traditional warmth and character throughout as does the time honoured country classics, a range cooker and wood burning stove.

The rear garden has been landscaped for ease and enjoyment, with a stone-flagged terrace, raised bed and kitchen garden all to be enjoyed against the backdrop of a stunning view. A detached garage with workshop area, garden storage and a block-paved drive for two cars completes the picture. With superb access to adjacent countryside and local amenities, Woodend Barn offers a rare opportunity for peaceful yet well connected living whether you are looking for a first or second home in the heart of the Lune Valley.







Location

The hamlet of Low Biggins enjoys an advantageous position, on the opposite side of the A65 from the sought after Cumbrian market town of Kirkby Lonsdale it is within walking distance of all on offer but with the advantage of far-reaching country views, parking, a garage and a private garden. The Lune Valley gem of Kirkby Lonsdale provides schools, sports clubs, a range of largely independently owned shops, hairdressers and a great choice of places to enjoy dining out; everything from smart restaurants to traditional pubs, homely cafes, takeaways and an artisan brewery. There is also a branch of regional favourite Booths supermarket, a bank, Post Office and doctors', dentists' and veterinary surgeries. Up in High Biggins there is a well-established children's day nursery and out of school club, Smile. There are great walks from the doorstep and an excellent choice of cycling routes.



For outdoor recreation the unspoilt open countryside of the Lake District and Yorkshire Dales National Parks are both within easy day-trip distance as it the protected National Landscapes (formerly AONBs) of the Trough of Bowland and coastal Arnsdale and Silverdale. For wider travel, whether by road or rail, J36 of the M6 is under six miles away and Oxenholme station on the main west coast line is around 11 miles distant. There are frequent bus services from Market Square in Kirkby Lonsdale making life here without a car a possibility.

Step inside

Woodend Barn is a charming stone and slate barn conversion that combines rustic character with exceptional potential. With views to the east, west and north, this individual home enjoys a predominantly green and peaceful outlook.

Whilst the barn conversion has been well maintained by the vendors who have lived here since it was newly converted in 1994, the time has come for a change.

New owners will have the opportunity to implement a thoughtful refurbishment and possible layout change to maximise its light-filled spaces, good views and timeless features and in doing so bring a contemporary twist to this much-loved home while preserving its warmth and character.

Step through the front door into a generous hallway with oak strip flooring and practical storage including a large cupboard for coats and an additional understairs space. The ground floor living kitchen is the welcoming heart of the home, centred around a traditional range that also powers the central heating. This homely space is ideal for relaxed family dining and everyday living.

Upstairs, an impressive, light and airy first-floor sitting room takes full advantage of the panoramic views across the surrounding countryside. Set within a stone surround and under a wooden lintel, a Morso wood-burning stove adds rustic cosiness and charm, making this a perfect room for both quiet evenings in and entertaining.

There are three bedrooms in total, two spacious doubles and a comfortable single, offering flexibility for family life, guests or home working. A ground floor shower room and a first floor bathroom provide practical living arrangements.

Throughout the property there is bespoke solid pine joinery, from internal and external doors, staircase bannister rail and spindles, skirting boards and roof purlins, the extensive use of natural wood brings golden warmth and character to the aesthetic, complemented by modern oak used for window sills and the hall flooring.

Whether you're looking to downsize without compromise, find a peaceful retreat for weekends and holidays, or create a stylish main residence in a picturesque setting, Woodend Barn offers all the ingredients for a truly special home. With the charm of immediate access to the great outdoors and the convenience of Kirkby Lonsdale within walking distance, it's a rare opportunity not to be missed.









Step outside

The outdoor space at Woodend Barn has been thoughtfully landscaped to provide maximum enjoyment with minimal upkeep, making it an ideal setting for both relaxing and entertaining. Predominantly located to the rear of the property and facing east, the garden enjoys uninterrupted, far-reaching views over rolling fields to the distant fells, a truly picturesque backdrop for everyday life.

Immediately adjoining the barn is a generous stone-flagged seating terrace, offering plenty of space for outdoor dining and garden furniture. This sociable area is perfect for soaking up the morning sun or enjoying peaceful evenings with family and friends. A raised planted bed offers the option of seasonal colour and interest, creating a low-maintenance garden feature.

Beyond the terrace lies a designated vegetable plot for those with green fingers and self-sufficiency goals. Alternatively, this area could easily be repurposed as an extension of the terrace or transformed into a lawn, depending on personal preference. A detached garage not only provides secure parking but also has room for a workshop or hobby space, with arguably the best view of all from its rear aspect. In addition, two ventilated and covered stores, one for logs and the other for general storage, provide practical solutions for keeping outdoor essentials organised. Discreetly located behind the garage is a further storage area, ideal for concealing bins or garden equipment out of sight.

The block-paved driveway accommodates at least two cars comfortably, while a midway gate allows the rear garden to be securely enclosed, a welcome feature for families with young children or dogs.

Blending practical features with a highly scenic backdrop, the external space at Woodend Barn is the perfect complement to this characterful home, ready to be enjoyed just as it is or tailored to suit your lifestyle.

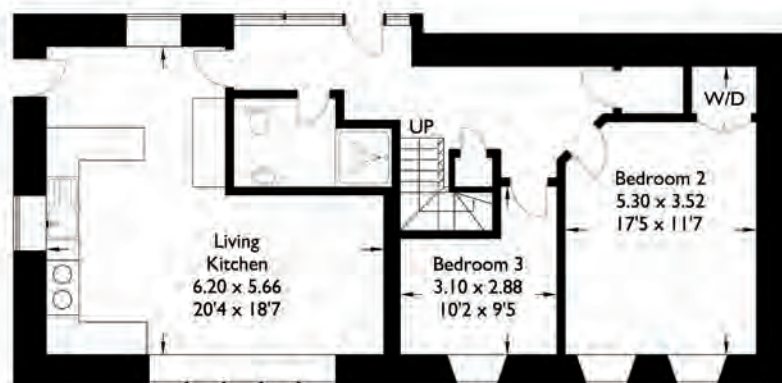


Woodend Barn

Approximate Gross Internal Area : 145.19 sq m / 1562.81 sq ft

Garage 21.85 sq m / 235.19 sq ft

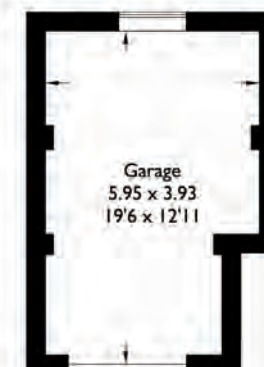
Total : 167.04 sq m / 1798.00 sq ft



Ground Floor



First Floor



Garage

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

Kirkby Lonsdale	0.5 miles
Ingleton	6.8 miles
Kendal	13.2 miles
Settle	17.3 miles
Lancaster	20.2 miles
Bowness on Windermere	21.3 miles
Manchester	70.7 miles

Transport links

M6 J36	5.5 miles
Oxenholme railway station	10.9 miles
Leeds Bradford airport	51.1 miles
Manchester airport	80.2 miles
Liverpool airport	85.8 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.

Mobile and broadband services

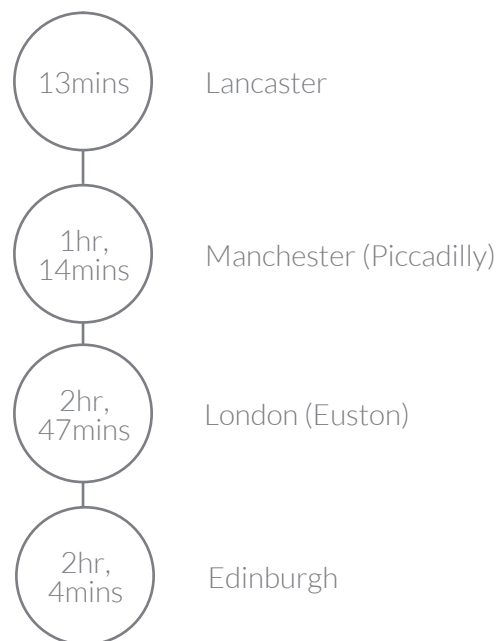
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Please note

Woodend Barn is attached to a small outhouse owned by a neighbouring property.

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.



Directions

what3words improvise.stone.masking

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

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a back boiler on the Watson range. Security alarm.

Local leisure activities

Places to visit

Cinemas - The Brewery in Kendal and The Dukes and Vue in Lancaster
Live theatres - The Brewery in Kendal, Grand and The Dukes theatres in Lancaster, The Heron Theatre, Beetham
Settle Victoria Hall, a Grade II listed working Victorian Music Hall which hosts a wide array of cultural events
Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall
RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows
There is a huge number of attractions for the whole family in the Lake District and Yorkshire Dales

Sport and recreation

Gyms at LV Fitness Studio (Lupton), Kirkby Lonsdale RUFC, TNT (Cowan Bridge) and Kendal Leisure Centre
Rugby, football, cricket and bowling clubs in Kirkby Lonsdale
Golf clubs – Casterton, Kirkby Lonsdale, Bentham, Kendal, Burneside, Sedbergh and Giggleswick
Sailing or windsurfing available through Killington Sailing Association
Diving and open water swimming – Capernwray Diving Centre
Caving and potholing around Ingleton
Crabtree Clay Shoot, Lupton
Cumbria, Lancashire and Yorkshire offer a variety of fantastic cycling routes, ranging from challenging climbs to scenic loops

Places to eat

Informal dining, cafes and pubs

The Royal Hotel, The Sun Inn, No.9 and Avanti amongst others in Kirkby Lonsdale
The Plough Inn, Lupton
The Highwayman, Burrow
The Royal Hotel, Burton in Kendal
The Hare and Hounds and Levens Kitchen (and bakery), both at Levens
Sizergh Farm Shop and Cafe
Rind (pizza restaurant adjacent to the Courtyard Dairy a nationally renowned artisan cheese shop), The Game Cock and The Traddock, all in Austwick

Special occasions

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
L'Enclume and Rogan and Co, both in Cartmel
Merchants 1688, The Quarterhouse and Quite Simply French, all in Lancaster

Great walks nearby

Opposite the house is a public footpath which crosses field and heads up to High Biggins, from here you can branch off in several directions. Local recognised trails include the Lune Valley Ramble (along the banks of the River Lune from Kirkby Lonsdale to Lancaster), the Devil's Bridge Wander, the Hutton Roof Crag Circular, the Kirkby Lonsdale and Belgate Wood Circular and Kirkby Lonsdale to Arnsdale via The Limestone Link. If you fancy a challenge then Yorkshire's mighty three peaks (Pen-y-Ghent, Wharfedale and Ingleborough) are waiting to be conquered, and just as memorable but not involving quite so much of a climb is the stunning Ingleton Waterfalls Trail.

Schools

Primary

St Mary's CoE Primary School, Kirkby Lonsdale
Arkholme CoE Primary School
Leck St Peter's CoE Primary School
Burton Morewood School, Burton in Kendal
Sedbergh Preparatory School, Casterton (independent)
Giggleswick Preparatory School (independent)

Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale
Sedbergh School (independent)
Giggleswick School (independent)

Further Education

Lancaster University
University of Cumbria
Lancaster and Morecambe College
Kendal College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds and light fittings. Available by way of further negotiation are the freestanding domestic appliances comprising a Liebherr undercounter fridge in the kitchen.

Guide price £ 6 9 9 , 9 5 0

Westmorland & Furness Council – Council Tax band E

Tenure - Freehold

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Fine & Country
Tel: +44 (0)1524 380560 | sales@fineandcountry-lakes.co.uk
19, Castle Hill, Lancaster, Lancashire LA1 1YN

