

## HALT END BARN

£325,000

Borwick, LA6 1AJ

**An end terrace stone and slate barn conversion in a former farmstead setting of six properties.**

Perfect as a 'lock up and leave' or for those looking to downsize, this newly converted property offers character features and contemporary, quality appointments. Set over two floors with hall, open plan living/dining kitchen, utility/laundry room, cloakroom and two bedrooms, both with en suite shower rooms. Small flagged courtyard to the rear, allocated parking for one and visitor parking.

Pheasantfield Cottage, a two bedroom cottage is also available at £295,000

**Close to the picturesque village of Borwick and highly accessible for road and rail links.**





## Welcome to **HALT END BARN**

**£325,000**

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### Here's our TOP 10 reasons to love Halt End Barn:

1. **A characterful end terrace barn conversion** recently converted, with a GIA of c. 1154 sq ft (107.2 sq m). Modern and stylish appointments combine with ceiling beams and exposed stone wall.
2. **A former farmstead setting** situated 0.9 miles from the small, picturesque village setting of Borwick.
3. **Come on into** the hall, which is open to the wonderful open plan living/dining kitchen. The contemporary kitchen is fitted with base and wall units, an island unit with breakfast bar, both with granite worktops and integral appliances comprising a venting induction hob, oven and grill, fridge/freezer and dishwasher.
4. **A utility/laundry room** has base units, tall cupboard, sink unit and undercounter space for a washing machine. Off here is a two piece **cloakroom** and airing cupboard.
5. **Sweet dreams** - a pine staircase with glass balustrade leads to two double bedrooms, both with en suite shower rooms. Bedroom 1 has two conservation skylight windows, and excellent undereaves storage with bedroom 2 having a built-in cupboard and skylight window.
6. **Allocated parking** for one car adjacent to the property with visitor parking available.
7. **Perfect as a 'lock up and leave'** - there's a small flagged courtyard at the rear with glazed double doors leading out of the living/dining kitchen.
8. **Nearby** is the market town Camforth (3.4 miles), popular village of Burton-in-Kendal (3.8 miles) and sought-after town of Kirkby Lonsdale (7.7 miles) all offering local amenities. Further afield, the Georgian city of Lancaster (10.4 miles) and 'Gateway to the Lakes' town of Kendal (14.9 miles) provide a larger range of commercial, educational and recreational facilities.
9. **Highly accessible location** - the A6 is 1.7 miles distant and access onto the M6 is at J35 (3.7 miles) bringing a host of larger towns and cities within easy reach. Lancaster has a train station on the West Coast main line with direct services to London, Manchester (and airport), Birmingham, Glasgow and Edinburgh. The historic railway station at Camforth (3.7 miles) is on the Bentham to Furness branch-line with daily services to Leeds and Barrow. Airports at Manchester (70.4 miles) and Liverpool (75.5 miles).
10. **Well-placed for the surrounding glorious countryside** - situated close to the beautifully scenic Lakes and Dales National Parks, Amside and Silverdale Landscape and Morecambe Bay Estuary, there is so much to see and do.

**To find the property** - from the J35 of M6, head north on the A6070. At the roundabout, take the second turning onto the A6. At the next roundabout, take the third turning onto Borwick Lane. In the centre of the village of Borwick at the 'Y' junction, bear right and then turn right onto Capemwray Road. After c. 0.9 miles and after crossing a railway bridge, turn right onto a private drive. Halt End Barn is at the end on the left.

What3words reference: ///brightens.careful.lizards



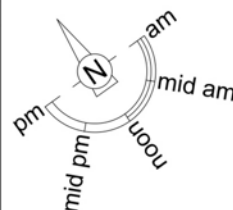
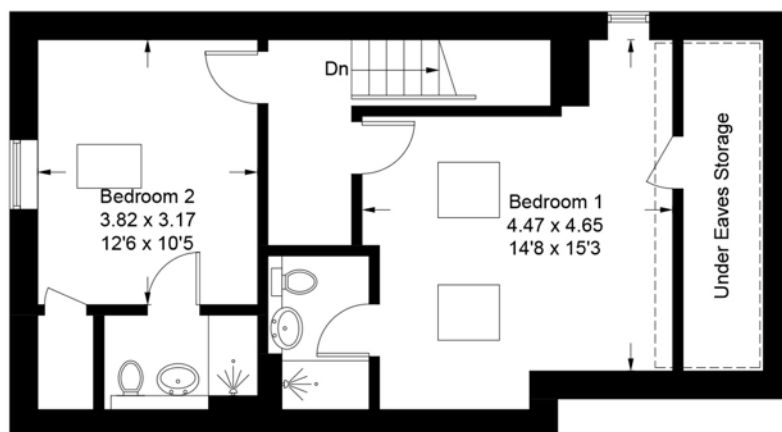
## You'll need to know...

- Mains electricity and metered water
- Air source central heating with under floor heating to the ground floor and shower rooms
- Shared drainage to a sewage treatment plant with individual meters for electric usage
- Rational triple glazed windows and doors
- Solar panels and smart meters installed
- B4RN hyperfast broadband connected
- Kitchen by Nobilia supplied by Ikan Kitchens with Samsung and Neff appliances
- Solid oak internal doors
- Porcelain floor tiles in the living/dining kitchen
- Recessed landing lighting
- Cold water tap, external lighting and provision for a car charger
- Halt End Barn is banded E for Council Tax purposes with Lancaster City Council
- The access from the highway is owned by a neighbouring property, Farwood. There is a communal bin store at the end of the drive and maintenance will be shared by the six properties.
- Freehold, with vacant possession on completion
- Restrictions apply - please ask the agent

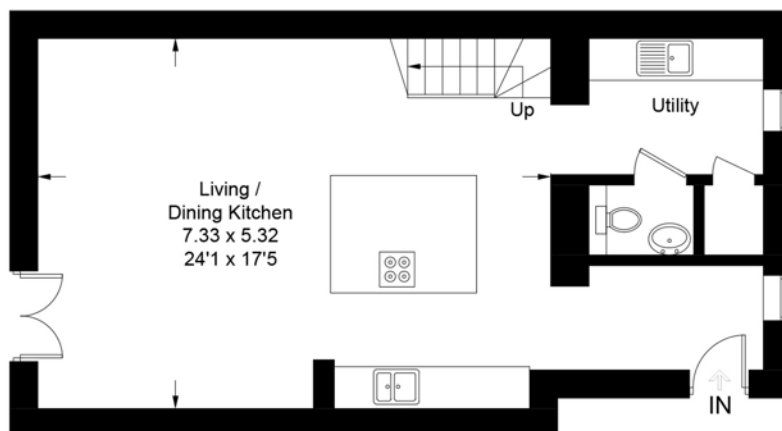
## Halt End Barn Borwick, LA6 1AJ

Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft

 = Reduced headroom below 1.5m / 5'0



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1332659)

### 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.

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>81 B</b> |
| 69-80 | <b>C</b>      | <b>73 C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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