



Crooklands

£245,000

3 Deer Park Barn, Crooklands, Milnthorpe, LA7 7NP

Found within a charming development of barn conversions, 3 Deer Park Barn offers a delightful blend of character features and practical living, set in a peaceful rural location. This attractive barn conversion is thoughtfully arranged with living accommodation to the first floor, making the most of its elevated position, while the bedrooms are situated on the ground floor.

Quick Overview

- Wonderful Barn Conversion
- Countryside Location
- Close Proximity to the M6 & Transport Links
- Well Presented Accommodation
- Character Features Throughout
- Allocated Parking
- Low Maintenance Garden
- Ideal First Home or Investment Opportunity
- Offered with No Onward Chain
- Superfast Broadband Available



2



1



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Superfast
Broadband



Off Road
Parking

Property Reference: KL3710



Bedroom One



Bedroom One



Bedroom Two



Bathroom

Found within a charming development of barn conversions, 3 Deer Park Barn offers a delightful blend of character features and practical living, set in a peaceful rural location.

This attractive barn conversion is thoughtfully arranged with living accommodation to the first floor, making the most of its elevated position, while the bedrooms are situated on the ground floor. The property forms part of a small development, with shared pathways and driveways, and benefits from two allocated parking spaces.

Crooklands is ideally positioned between the market town of Kirkby Lonsdale and the gateway to the Lake District, Kendal. This convenient setting provides easy access to a range of local amenities, scenic countryside walks, and excellent transport links, making it an appealing choice for both full-time living and a countryside retreat.

Upon entering, you are welcomed into a bright and airy entrance hall with ample space for coats and shoes. Practicality is key, with a useful understairs cupboard and an additional integrated storage cupboard. Characterful beams are a consistent feature throughout the home, adding warmth and charm.

To the front aspect, bedroom two is a small double room with space for additional furniture, ideal as a guest room or home office. Moving along the hallway, the bathroom comprises a bath with handheld shower attachment, W.C., and pedestal sink, offering a functional space ready for a new owner to update and personalise.

Bedroom one is positioned to the rear of the property and is a generous double room filled with natural light. It benefits from fitted wardrobes and patio doors that open directly onto the garden.

Upstairs, the kitchen provides scope for modernisation and is fitted with a range of wall and base units, worktops, and a tiled splashback. There is a sink, space for undercounter appliances, and a Velux window allowing plenty of natural light in.

The living room is undoubtedly the heart of the home, featuring a vaulted ceiling with exposed beams. This impressive space exudes character, with windows overlooking the rear aspect, while a feature wood-burning stove creates a cosy focal point, perfect for relaxing evenings.

Finally, the property enjoys a gravelled garden area to the rear, offering space for outdoor seating and al fresco dining, ideal for making the most of the peaceful surroundings.

Accommodation with approximate dimensions:

Ground Floor

Bedroom One 10' 4" x 15' 9" (3.15m x 4.8m)

Bedroom Two 8' 10" x 8' 2" (2.69m x 2.49m)

First Floor

Kitchen 7' 10" x 9' 5" (2.39m x 2.87m)

Living Room 18' 0" x 15' 9" (5.49m x 4.8m)

Property Information

Parking Two allocated parking spaces.

Tenure Freehold (Vacant possession upon completion).

Restrictive Covenants Please note, we have been made aware there are restrictive covenants on the property. Please contact the office for further information.

Services Mains water and electricity. Electric storage heating. Shared septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Council Tax Westmorland and Furness Council. Band D.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words

Viewings Strictly by appointment with Hackney & Leigh.

Disclaimer All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.

*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/04/2026.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Kitchen



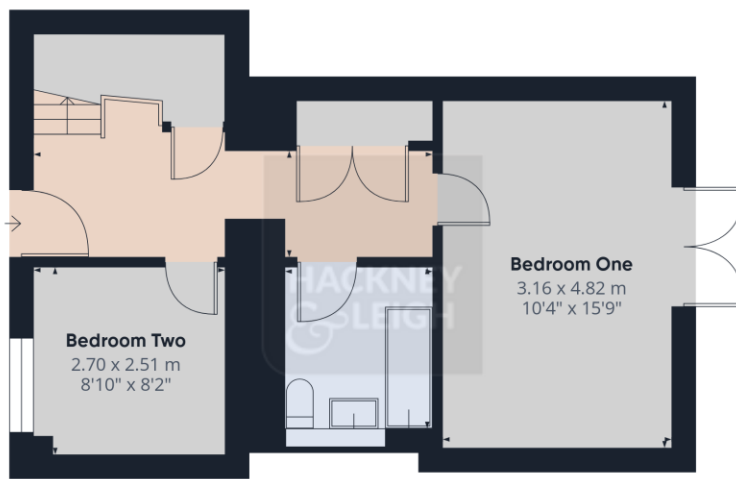
Living Room



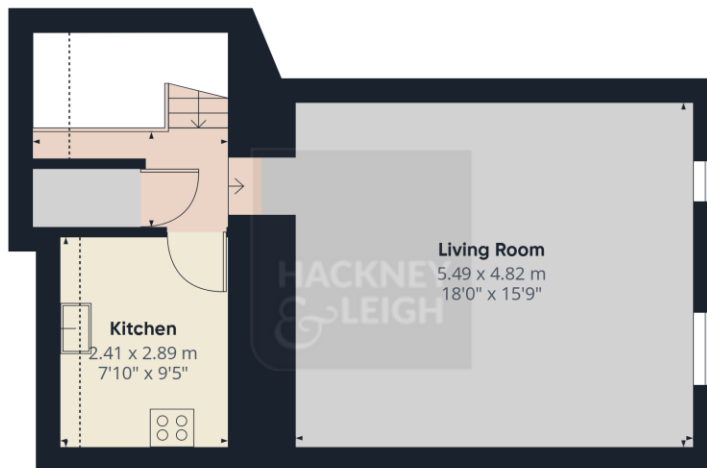
Living Room



Garden



Floor 0



Floor 1



Approximate total area⁽¹⁾

78.7 m²

846 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners...

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Request a Viewing Online or Call 015242 72111