davis & bowring
estate agents

SCOUT HILL BARN

£1,050,000

Middle Row, Lupton, LA6 2PZ

Contemporary country living at its best - an idyllic rural, laneside setting surrounded by beautifully scenic countryside and enjoying splendid views, an impressive, attached stone and slate barn conversion, completed in 2023.

With spacious, sun-filled, sociable spaces and stylishly presented rooms, the accommodation is set over two floors with entrance vestibule, hall, study/home office, utility/laundry room, cloakroom and a fabulous open plan living/dining kitchen with garden room, both having bi-folding doors. Three double bedrooms, two being en suite, a fourth single bedroom and a four piece house bathroom. Double garage and ample parking. Generous gardens, c 0.66 acres (0.27 hectares) with the picturesque rolling hills as a back drop with flagged seating terrace and courtyard, lawns, wildlife garden, greenhouse and raised vegetable beds.

In the scattered hamlet of Lupton with a wonderful 'miles from anywhere feel', yet being highly accessible for sought-after Kirkby Lonsdale and excellent road and rail links.

Welcome to **SCOUT HILL BARN**

£1,050,000

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Here's our TOP 10 reasons to love Scout Hill Barn:

1. **Prime location** - an idyllic country laneside setting in the scattered hamlet of Lupton, surrounded by immensely scenic countryside and enjoying the splendid open views to the west across the garden and towards rolling hills and fields.
2. **An impressive attached stone and slate barn conversion** - a fabulous contemporary home for the 21st Century with stylishly presented, calm interiors and modern, high-specification appointments sitting comfortably alongside some character features (exposed stone walls, oak lintels and cruck beams).
3. **Sun filled, spacious and flexible accommodation** with a gross internal measurement c. 2419 sq ft (224.7 sq m); there's a wonderful sociable layout, completely conducive to family life.
4. **Instantly welcoming** - step inside the glazed door with windows either side to the front vestibule. A second glazed door with glazed panels leads into the hall with built-in cloaks cupboard and shelved cupboard, ideal for shoes. There's also an understairs storage cupboard. Off the hall and with access from the kitchen, is a utility/laundry room with base and wall units, sink unit and undercounter space for washing machine and tumble dryer.
5. **At the heart of the home** and the perfect entertaining space, a stunning living/dining kitchen - an incredibly light and bright open plan 'L' shaped space. The living space has fitted bookshelves and cupboards to one wall, tall windows with deep cill, a built-in store cupboard and an Opus wood burning stove. The kitchen is fitted with base and wall units with quartz worktops, island unit with breakfast bar, skylight windows and appliances comprising Neff induction hob with downdraft extractor, oven with warming tray, combination oven/microwave, fridge/freezer, dishwasher and Rangemaster sink with Quooker tap. Bi folding doors open up to the courtyard - this space adds an additional 'room' with indoor/outdoor living during the warmer months. Bi-folding doors are also to two elevations of the triple aspect garden room - to the east out to the courtyard and to the westerly terrace.
6. **Work from home?** There is a ground floor room with a pleasant outlook; currently used as a home office/study with fitted desk, cupboard and bookshelves, it offers flexibility to be used as a ground floor bedroom, additional sitting room or hobby room, if required.
7. **Sweet dreams** - an oak staircase with glass balustrade and skylight window leads to the first floor landing. The en suite principal bedroom has built-in wardrobes, large window framing the view and shower room. Bedroom 2, also en suite, has fitted wardrobes. Bedroom 3, a third double has fitted bookshelves, a picture window and two skylight windows. Single bedroom 4 has built-in drawers and a skylight window.
8. **Bedrooms, bath/shower rooms and cloakroom** - to the ground floor, is a two piece cloakroom with plant cupboard. To the first, two of the bedrooms have en suite shower rooms and there is a four piece family bathroom.
9. **Excellent garaging and parking** - stone gate stoops with an electrically controlled gate leads to a private gravel drive with ample parking and turning. The detached double garage, c. 536 sq ft (4.98 sq m) has electric roller doors, personnel door, power, light and cold water tap.
10. **Set within a generous plot**, c. 0.66 acres (0.27 hectares) with a flagged terrace runs the full length of the property to the front - the ideal spot to sit, unwind and enjoy the view! There are level lawns, wildlife garden, greenhouse and vegetable beds. To the south and positioned between the living/dining kitchen and the garden room, a second south facing flagged terrace.

FLORA BRITANNICA

Rural splendour

The attractive farmstead of Middle Row is situated within the scattered village of **Lupton**. The village has a church, All Saints Church, Dorothy Wightman Interior Design Ltd and The Plough offering good pub grub, beams and open fires, as well as luxury B&B accommodation.

If clay pigeon shooting is your thing, it is also home to Crabtree Farm, which has the facilities to offer a great day of clay shooting at every level.

Also within walking distance is Kitridding Farm Shop and Tea Room, an award-winning family run business.

Living here, the attractive market town of **Kirkby Lonsdale** (4.7 miles via A65) will be your local town. The town offers independent shops, popular restaurants and pubs, a post office, library, florist, and a branch of well-regarded regional supermarket Booths. There's also a Boots Chemist, an opticians, a doctor's and two dentists' surgeries.

Slightly further afield you'll find the market town of **Kendal** (11.8 miles via the A65), commonly referred to as 'The Gateway to the Lakes' and the Georgian city of **Lancaster** (18.6 miles) which provide a comprehensive range of educational, commercial and recreational facilities as well as hospitals.

Thinking of the children there are primary and secondary schools in Kirkby Lonsdale and Kendal with boys' and girls' grammar schools at Lancaster. Independent schools are at Sedbergh (with the Preparatory School at nearby Casterton), Windermere and Giggleswick.

There's no better place…

For those who like to spend time outdoors, you will be spoilt for choice. Situated in the Lune Valley, nestled between the Yorkshire Dales and the Lake District National Parks with the Forest of Bowland National Landscape close by, the area provides a stunningly scenic adventure playground for everyone.

If you fancy a coastal walk, the Arnside and Silverdale National Landscape and Morecambe Bay Estuary are not too far away.

Connectivity

In a prime position for being out and about with J36 of the M6 being 3.9 miles distant and the A65 providing easy access for travel east/west.

Let the train take the strain, the nearest station on the west coast main line is at Oxenholme (6.5 miles) or Lancaster with direct trains to London Euston, Manchester (and airport), Birmingham, Glasgow and Edinburgh

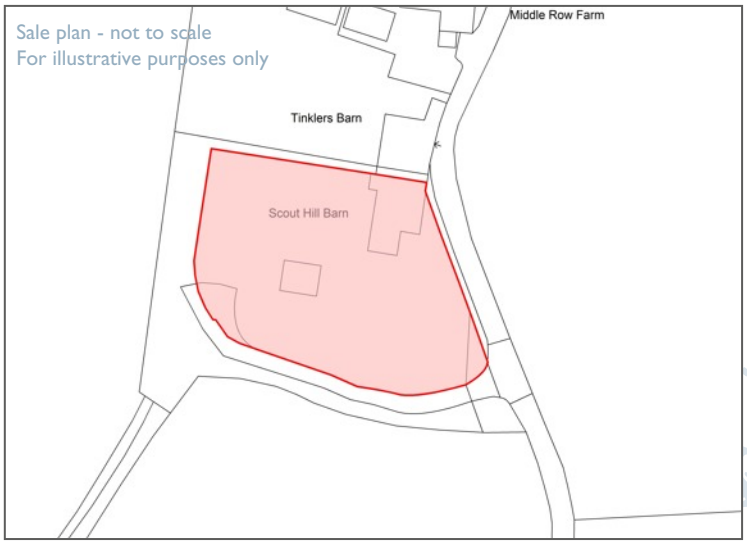
For jetting off - Manchester Airport is 78.6 miles distant, Liverpool Airport, 83.7 miles with Leeds Bradford 56 miles being the nearest.

Interested to see for yourself? Book a viewing and then follow these directions: from J36 of the M6 take the A65 towards Kirkby Lonsdale. Pass The Plough on the right and continue past Foulstone Farm on the left, round the corner and take the next left turn onto Goodmickle Lane, signposted Lupton Church. Bear left at the church, signposted Lupton Row and after 1.2 miles, the access to Scout Hill Barn (and Tinkler Barn) is on the left. Continue down the track and the entrance gate is on the right.

What3words reference: ///bottled.confusion.output will take you to the head of the access to the track.

Services and specifications

- Mains electricity
- Metered mains water
- Private drainage to a sewage treatment plant shared with neighbouring Tinkler Barn and Middle Row Farmhouse, located within a neighbouring property's boundaries
- Water fed underfloor heating to the ground floor, electric underfloor heating in the bathrooms with radiators to the bedrooms
- The property is 'Air Source' ready
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk
- A combination of aluminium framed and timber framed double glazed windows and doors
- Solid oak handmade kitchen from Richmond Kitchens with Quooker tap and Neff appliances
- Sonos ceiling speakers in the living/dining kitchen
- Limestone flooring throughout the living/dining kitchen
- Solid Tedd Todd oak flooring in the study
- Alarm system and CCTV
- GJD detect outdoor lighting system
- External water tap in the garage
- External power points



The finer details

Council Tax

Scout Hill Barn is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Included in the sale: carpets, light fittings and integral kitchen appliances
- Available separately: curtains, blinds and garden furniture
- The neighbouring property, Tinkler Barn owns the drive from the highway. Scout Hill Barn has a documented right of way to access the property.
- A local farmer has a right of access part way down the drive to a field gate on the left
- Freehold, with vacant possession on completion

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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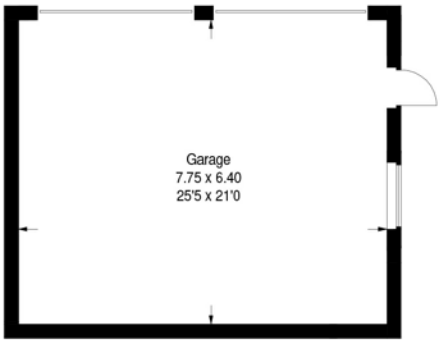
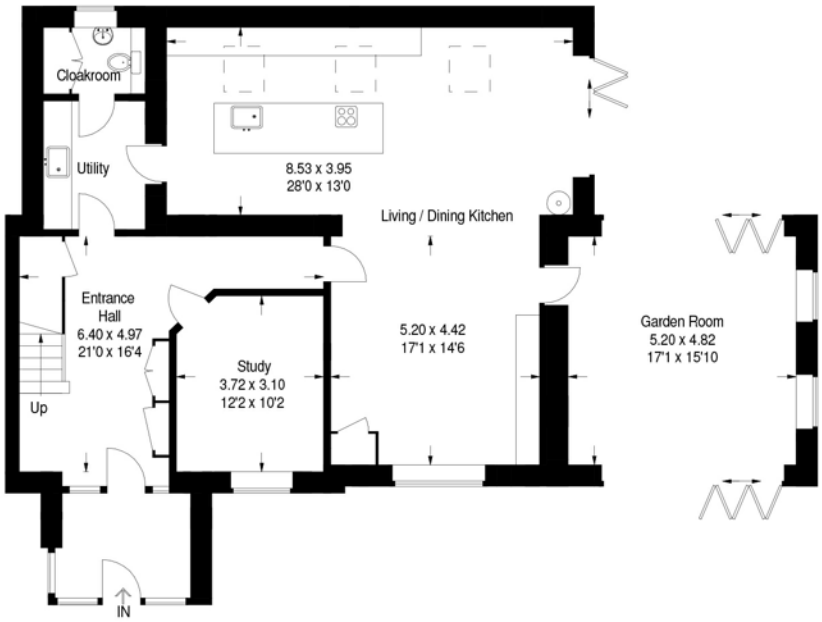
Approximate Gross Internal Area
224.7 sq m / 2419 sq ft
Garage = 49.8 sq m / 536 sq ft
Total = 274.5 sq m / 2955 sq ft

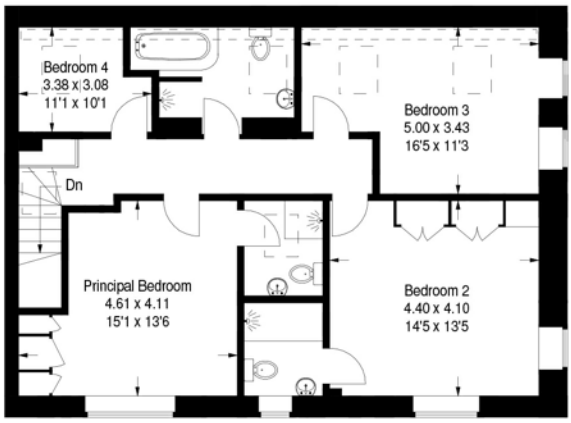


= Reduced headroom below 1.5 m / 5'0

(Not Shown In Actual Location / Orientation)

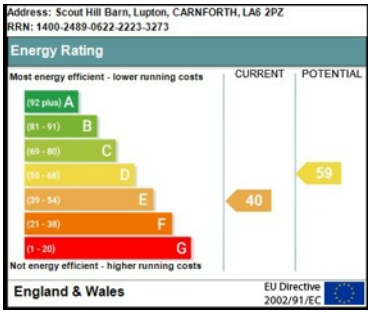


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID891729)



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