



 Halsteads Barn



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Bentham, LA2 7AR

Occupying an exceptional moorland setting with far reaching panoramic views in every direction, Halsteads Barn is a substantial and character filled five bedroom barn conversion offering extensive, flexible accommodation, beautifully maintained gardens and a double garage.

This impressive family home blends traditional charm with adaptable living spaces, making it ideal for growing families or those seeking multigenerational living opportunities (subject to any necessary consents).

Approached via a quiet country lane, the property enjoys privacy and a remarkable sense of openness. A large gravelled driveway with turning circle provides generous parking and creates an impressive arrival.

The detached double garage benefits from light and power and is complemented by an adjoining wood store and sun room, also with light and power connected. The garage offers potential for extension above, subject to the relevant consents.

Quick Overview

Substantial family home
Five bedrooms and Four en-suite
bathrooms
Living Room
Sitting Room / Games Room
Kitchen and Dining Area
Second Kitchen / Utility Room
Home Office
Feature Gardens
Stone walled Pond
Breathtaking countryside views
Double garage & large driveway





Welcome

Step into the grand entrance hall where exposed stonework and a feature staircase immediately showcase the home's character.

To the left, a well proportioned dining room enjoys bifolding doors opening onto the garden and framing the spectacular countryside views beyond. Exposed beams, stone lintels and an attractive exposed stone archway lead through to a cosy snug, creating a wonderful entertaining and family space.







Elegance & Grandeur

Specifications

Entrance Hall

29' 10" x 10' 10" (9.09m x 3.3m)

Living Room

22' 4" x 15' 5" (6.81m x 4.7m)

Sitting Room / Office

22' 6" x 11' 10" (6.86m x 3.61m)

Games Room

18' 1" x 16' 9" (5.51m x 5.11m)

Snug

12' 2" x 12' 2" (3.71m x 3.71m)

Returning to the entrance hall, doors open into the main living room, centred around a substantial fireplace with multi-fuel stove and enjoying front aspect views across the moors.

Steps rise to a further sitting room, currently utilised as a games room, which also benefits from a fireplace with multi-fuel stove, exposed beams and rear aspect windows.

From here, an inner hall provides additional storage beneath the stairs, access to the rear of the property and houses the main family bathroom, fitted with a bath and shower over, W.C., vanity sink and complemented by an exposed stone feature wall and window.heart of the home.

With a picture window framing open countryside and triple bi-folding doors opening to the garden, this space is designed for both entertaining and everyday living.



The Heart of the Home

Steps lead down into a bright and contemporary dining area with front facing windows capturing the views and creating a light, airy atmosphere.

A small landing area with integrated fridge/freezer leads up two further steps into the main kitchen. The kitchen combines wall and base units with traditional features including exposed beams and stonework, and is fitted with an induction hob, oven and AGA. A door provides access to the rear.

From the landing area prior to the kitchen is an inner porch, ideal for coats and shoes with access to a walk in pantry and a door leading out to the side garden, perfect for keen gardeners.









Versatility

Specifications

Kitchen / Utility

15' 9" x 11' 6" (4.8m x 3.51m)

Dining Area

15' 5" x 11' 2" (4.7m x 3.4m)

Kitchen

29' 6" x 10' 2" (8.99m x 3.1m)

Back from the main entrance hall is a second kitchen, currently used as a utility room with wall and base units, sink and space for appliances.

Adjacent is a home office, ideal also as a second sitting room, with a door leading outside.

This section of the house offers excellent versatility and could, subject to consents and reconfiguration, form part of a self-contained annexe area, making it ideal for relatives, guests or teenagers seeking their own space.



Bedrooms

Upstairs, the main landing provides a further snug or seating area, adding to the flexibility of the layout.

The principal bedroom is a particularly impressive room, featuring vaulted ceilings, exposed beams and dual aspect windows showcasing uninterrupted views from every angle. A modern en suite comprises a corner shower, W.C. and vanity sink.

Bedroom two is another generous double with countryside views and benefits from a three piece en suite bathroom with bath and shower over, W.C. and vanity unit. A useful storage cupboard on the landing provides a great walk-in wardrobe.

Steps from the landing lead to the second section of the first floor; bedrooms three and four are both comfortable double rooms, each with their own three piece en suite shower rooms.

Bedroom five is a smaller double, ideal as a guest bedroom, nursery or additional office space.

In total, the property offers five bedrooms and five bathrooms, four of which are en suite, making it perfectly suited to modern family living.

Specifications

Bedroom One

25' 7" x 13' 1" (7.8m x 3.99m)

Bedroom Two

16' 9" x 12' 2" (5.11m x 3.71m)

Bedroom Three

13' 9" x 11' 2" (4.19m x 3.4m)

Specifications

Bedroom Four

14' 5" x 9' 10" (4.39m x 3m)

Bedroom Five

12' 10" x 9' 10" (3.91m x 3m)

Sun Room

14' 9" x 13' 1" (4.5m x 3.99m)













Immaculate Gardens

The gardens are a particular feature of Halsteads Barn. Expansive, well-maintained lawns wrap around the property, complemented by a water feature, established planting and a productive vegetable patch. A stone walled pond area provides a haven for wildlife and enhances the peaceful setting.

Halsteads Barn presents a rare opportunity to acquire a substantial, versatile and character-rich home in an outstanding rural setting, combining panoramic moorland views with adaptable accommodation designed to suit a variety of lifestyles.



Floorplan

Halsteads Barn, Mewith, Bentham, LA2

Approximate Area = 5564.6 sq ft / 517.0 sq m

For identification only - not to scale



Important Information

Parking:

A gravelled area provides ample parking and turning space..

Tenure:

Freehold (Vacant possession upon completion).

Services:

Mains electricity, LPG gas, spring water fed, private 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.

N.B:

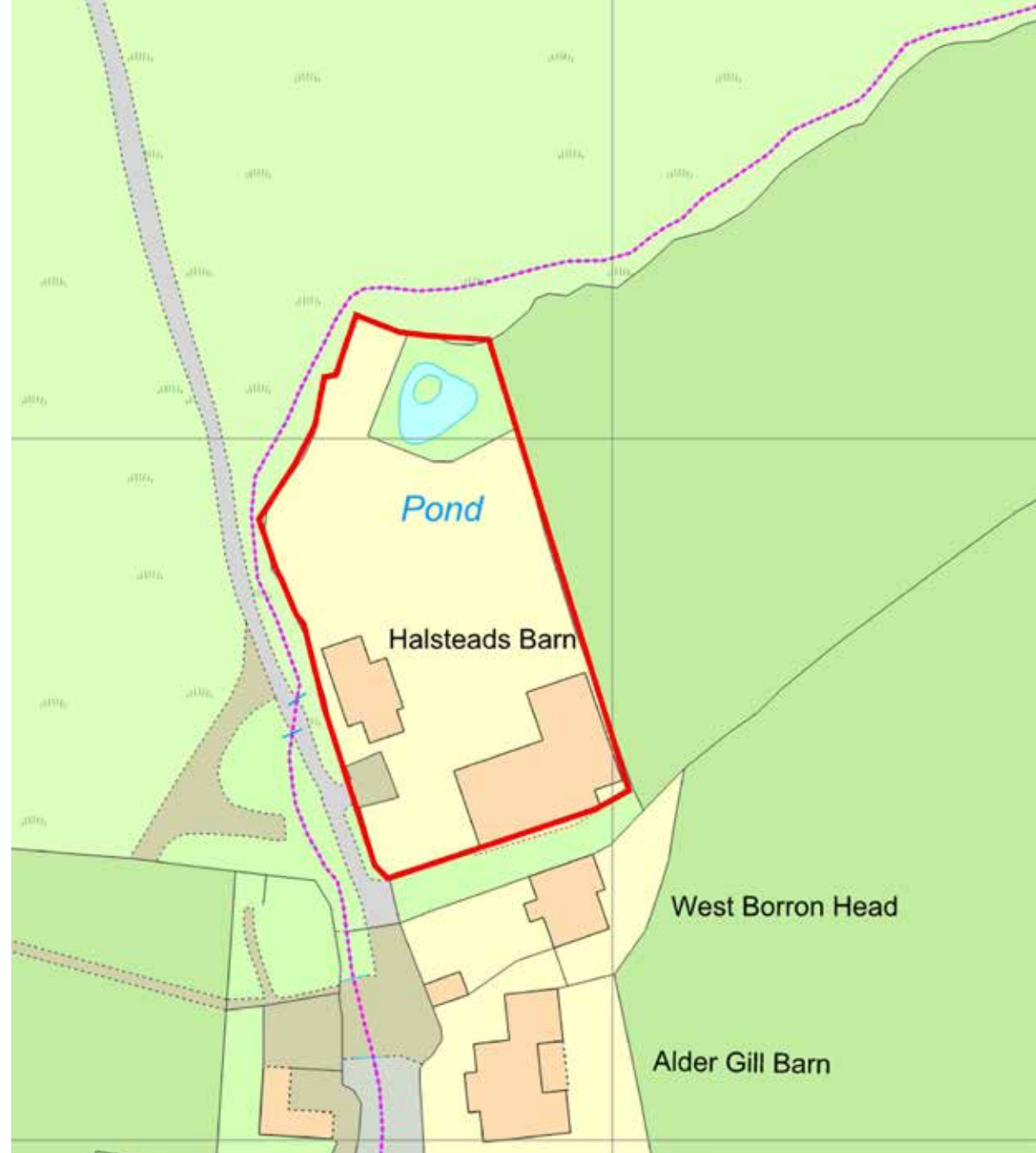
Please note there is shared access at the rear for the farmer to access.

What3Words:

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Viewings:

Strictly by appointment with Hackney & Leigh.



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>.

Viewings

Strictly by appointment with Hackney & Leigh
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