



Crooklands

£325,000

Barn End, Milton, Crooklands, Milnthorpe, LA7 7NL

Nestled within the picturesque hamlet of Milton, Barn End is a charming and characterful barn conversion enjoying beautiful open countryside views and a wealth of original features throughout. Offering flexible accommodation arranged over three floors, this unique home perfectly blends rustic charm with modern-day comfort, while benefiting from excellent accessibility to the Lake District, Yorkshire Dales and wider motorway network via Junction 36 of the M6.

Quick Overview

End terraced barn conversion

Three bedrooms

House bathroom plus Ensuite

Beautiful countryside views

Character features throughout

Versatile accommodation

Great access to transport links

No onward chain!

Off road parking

Ultrafast Broadband available



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1



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Ultrafast
Broadband
Available



Off road parking
available

Property Reference: KL3738



Open plan living/dining/kitchen



Open plan living/dining/kitchen



Kitchen



Kitchen

Upon entering, a welcoming hallway with tiled flooring leads to a useful ground floor cloakroom and a versatile workshop space. Bathed in natural light from French doors opening to the front elevation, this generous room enjoys delightful rural views and offers excellent potential for a variety of uses, whether as a studio, home office, hobby room or workshop. Set behind, is a substantial store room with exposed lintels and character features, providing valuable additional space.

A staircase rises to the heart of the home where the impressive open-plan living, dining and kitchen area creates a wonderful space for both everyday living and entertaining. Rich in character, the room features exposed beams and lintels, a striking stone fireplace housing a wood-burning stove, and large windows framing far-reaching countryside views. The dining area flows seamlessly into the farmhouse-style kitchen, fitted with a range of traditional units, complementary work surfaces, a Belfast sink and Rangemaster cooker, creating a warm and inviting country kitchen.

Bedroom Two is situated on this level and benefits from dual aspect windows, including a Velux roof light, together with a stylish en-suite shower room featuring a large walk-in shower, contemporary vanity unit and WC.

Continuing to the upper floor, a characterful landing with exposed brickwork and beams houses a large walk-in shower and a store cupboard enclosing the hot water cylinder. The top floor also comprises two further double bedrooms, both enjoying individual charm and lovely rural outlooks. The spacious bedroom one benefits from both a Velux and picture window overlooking the surrounding countryside, whilst the third bedroom features exposed stonework and character detailing. Serving these rooms is a beautifully appointed family bathroom, complete with a freestanding bath, vanity unit and quality fittings, creating the perfect place to relax and unwind.

Externally, the property enjoys off-road parking for two vehicles and an attractive setting surrounded by the stunning South Lakeland countryside. The location offers the perfect balance of rural tranquillity and convenience, with the market town of Kendal within easy reach, excellent road connections via Junction 36 of the M6 and straightforward access to both the Lake District National Park and Yorkshire Dales National Park.

Barn End presents a rare opportunity to acquire a distinctive home brimming with character, charm and versatility in a sought-after rural setting, ideally positioned for both peaceful country living and commuting further afield.

Accommodation with approximate dimensions

Entrance Hall

Cloakroom

Workshop: 17' 1" x 8' 10" (5.22m x 2.70m)

Store Room: 16' 7" x 9' 11" (5.06m x 3.03m)



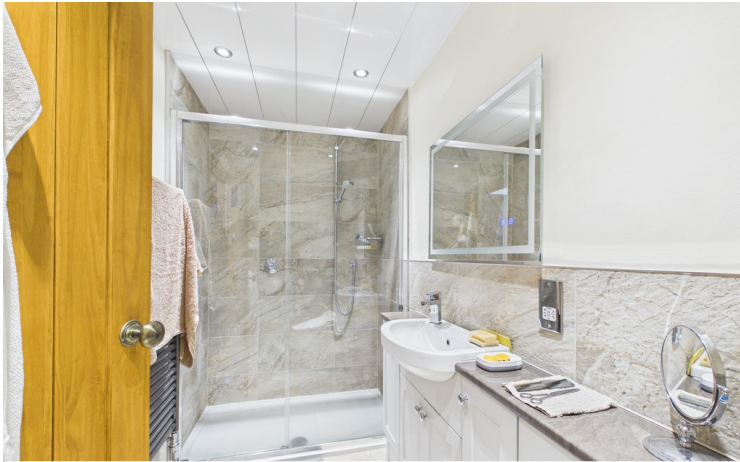
Bedroom One



House Bathroom



Bedroom One



Ensuite to bedroom one



Bedroom Three



Second Floor Landing

First Floor

Open plan living/dining/kitchen 17' 6" x 16' 3" (5.35m x 4.97m)

Kitchen: 12' 10" x 9' 2" (3.92m x 2.80m)

Bedroom Two: 11' 0" x 9' 11" (3.37m x 3.03m)

En Suite

Second Floor

Bedroom One: 16' 5" x 11' 1" (5.01m x 3.38m)

Bedroom Three: 9' 2" x 8' 7" (2.81m x 2.63m)

House Bathroom

Property Information

Parking Off Road parking for up to two vehicles

Tenure: Freehold

Services: Mains water, mains electricity, private drainage, oil central heating

Council Tax: Westmorland and Furness Council Tax Band: D

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions [///nipping.crinkled.truly](http://nipping.crinkled.truly)

From Kirkby Lonsdale take the A65 towards Kendal. At the roundabout take the third exit towards Crooklands take the left opposite the Crooklands Hotel and then over the bridge take the first left again towards Milton and follow the road for half a mile and Barn End is on the right hand side.



House Bathroom



Workshop



Front Aspect



Store Room



Cloakroom

Anti-Money Laundering Regulations 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).

Agent's Note 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.

Meet the Team

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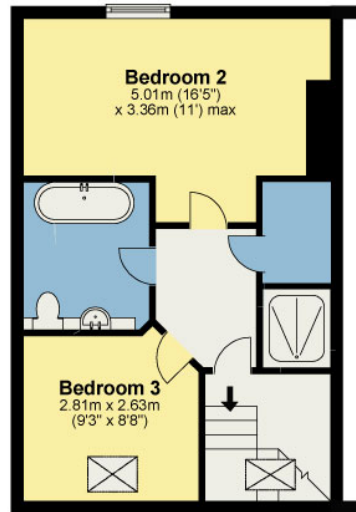


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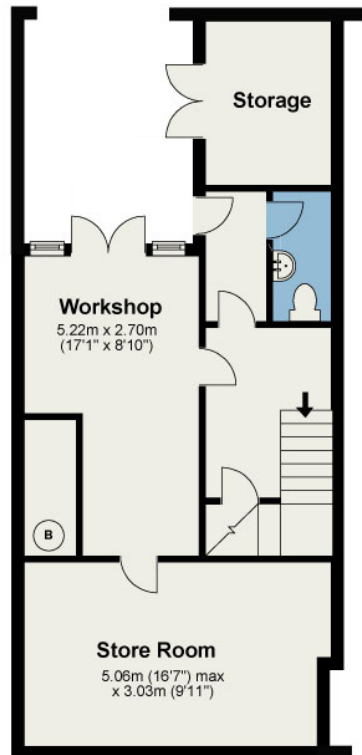


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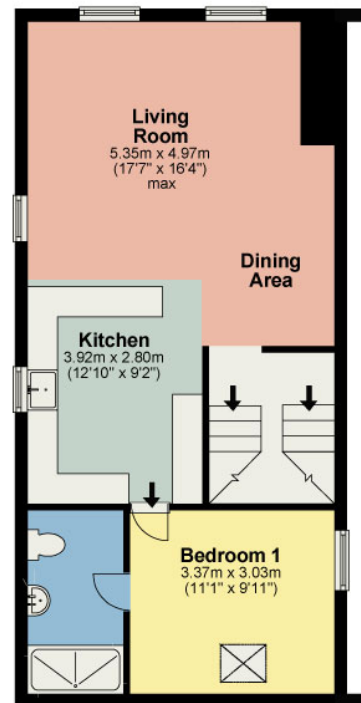
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Second Floor



Ground Floor



First Floor

Total area: approx. 145.0 sq. metres (1560.4 sq. feet)

For illustrative purposes only. Not to scale. REF: KL3184

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