



Lupton

£465,000

Apple Tree Barn , Lupton, Carnforth, LA6 2PP

Found within an attractive former farmstead development of just six properties, Apple Tree Barn is a Grade II Listed, semi-detached stone and slate bank barn, converted in 2002. Enjoying a private setting in Lupton, the property benefits from far-reaching views across open countryside and oozes character and charm with an array of traditional beams and lintels throughout.

Lupton itself is a small rural hamlet, surrounded with open countryside while remaining conveniently placed for access to nearby amenities. The popular market town of Kirkby Lonsdale is just a short drive away, offering a good range of independent shops, cafés, restaurants and everyday services. The area is well positioned for access to the Lake District National Park and the Yorkshire Dales National Park, making it an ideal base for those who enjoy walking and the outdoors, while also benefiting from good road links via the nearby M6.

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B4RN
Broadband*
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Off Road
Parking

Quick Overview

- Stone & Slate Barn Conversion
- Wonderful Open Countryside Views
- Close to Local Amenities & Transport Links
- Well Connected Yet Rural Setting
- Well Appointed Accommodation Across Three Floors
- Character Features Throughout
- Off Road Parking
- Double Garage & Outbuilding
- Low Maintenance Garden
- B4RN Broadband Available

Property Reference: KL3709



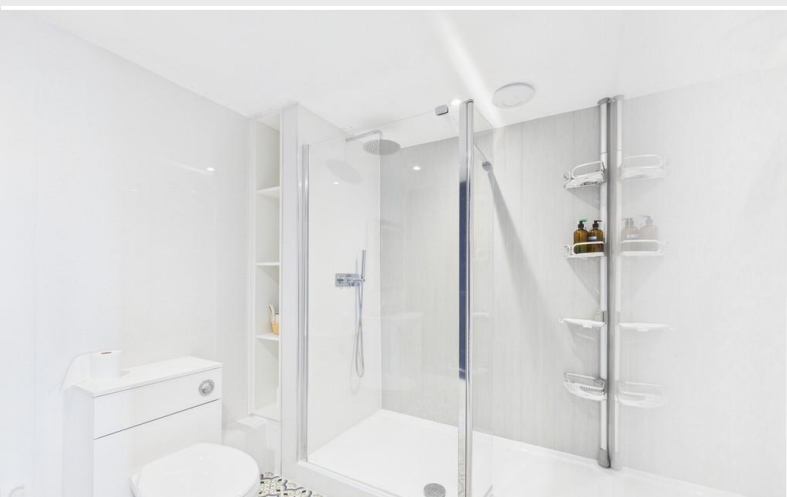
Kitchen



Kitchen



Living Room



Shower Room

Step inside to the entrance hall with space for coats and shoes, together with useful understairs storage. From here, the layout begins to unfold, with bedroom accommodation arranged across the ground and second floors.

On the ground floor, there is a generous double bedroom with views over the surrounding countryside, along with a further single bedroom currently used as a study. These rooms are served by a three-piece modern shower room, comprising a walk in shower with waterfall shower head, vanity sink and W.C. with part tiled walls and a heated towel radiator to finish.

A staircase rises to the first floor, where a tall feature window draws in natural light and frames the outlook. The landing gives access to the main living accommodation, comprising a living room and a dining kitchen. Both rooms are positioned to take advantage of the east-facing aspect and open views, with the living room enjoying feature beams and lintels enhancing the cosy, character feel.

The kitchen itself is fitted with a range of cream shaker-style units, complementary worktops and tiled splashback, with integrated appliances including a Bosch induction hob, oven and grill, along with a fridge freezer, washing machine and dishwasher. There is ample space for a dining table, ideal for family meals or hosting guests.

Continuing to the second floor, there are two further double bedrooms enjoying a pleasant outlook with feature beams and space for additional furniture. A well appointed four-piece bathroom comprises a walk in shower, bath, W.C. and vanity sink unit, also benefitting from a heated towel radiator.

Externally, the property offers ample private parking and a double garage with light, power, built-in and mezzanine storage, and an up-and-over door. Attached to the garage is a versatile additional space, currently unheated, providing potential for a home office or gym, subject to any necessary consents. A small adjoining stone outbuilding houses the boiler.

Finally, the gardens, designed for ease of maintenance, boast a raised terrace with space for outdoor seating, positioned to make the most of the views, along with planted borders and flower beds.

Accommodation with approximate dimensions:

Ground Floor

Bedroom Two 12' 2" x 17' 1" (3.71m x 5.21m)

Bedroom Four 6' 3" x 9' 7" (1.91m x 2.92m)

First Floor

Kitchen 9' 3" x 18' 1" (2.82m x 5.51m)

Living Room 12' 3" x 18' 1" (3.73m x 5.51m)

Second Floor

Bedroom One 12' 3" x 18' (3.73m x 5.49m)

Bedroom Three 16' 3" x 5' 10" (4.95m x 1.78m)

Double Garage With up and over door, light and power.

Property Information

Parking

A shared gravel driveway provides off road parking. There is a shared maintenance cost for the driveway.

Tenure

Freehold (Vacant possession upon completion).

Flying Freehold

Please note, the boiler room/outhouse has a flying freehold.

Services

Mains electricity and water. Oil fired central 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.

Energy Performance Certificate

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

What3Words ///hotspots.hikes.essays

Viewings

Strictly by appointment with Hackney & Leigh.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



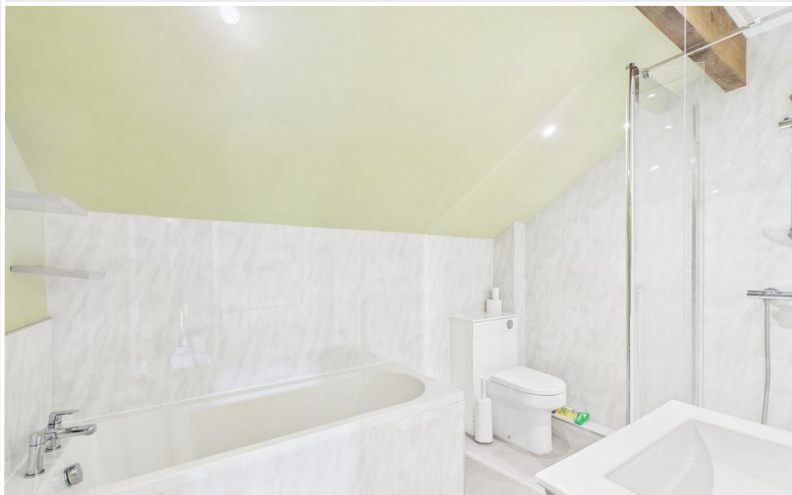
Bedroom One



Bedroom Two



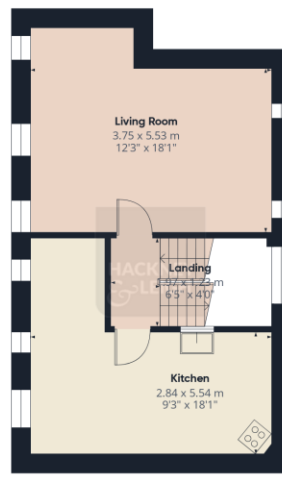
Bedroom Three



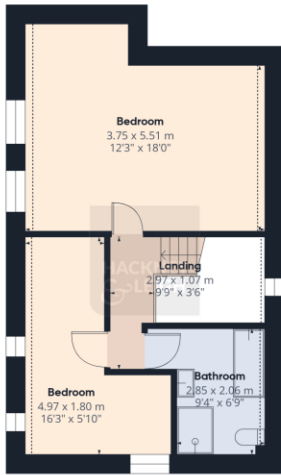
Bathroom



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

134.9 m²
1451 ft²

Reduced headroom

2.8 m²
31 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.

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