

THE OLD VICARAGE

£1,075,000

Barbon, The Yorkshire Dales, LA6 2LS

Commanding stunning panoramic and unspoiled Lune Valley views and a highly desirable edge of village setting, this impressive period home is sure to impress. An extract from the Building Newsin 1873 describes The Old Vicarage as “one of the most beautiful sites in the picturesque valley of the Lune”.

Dating back to 1871 and on the market for the first time in 45 years, period features combine with a traditional layout, high ceilings, good proportions and light rooms set over four floors to create the most welcoming family home. Well-maintained and attractively presented there are three generous reception rooms, a range of domestic offices and a cellar along with six good sized bedrooms and two bathrooms. Private and secluded, the gated entrance opens to delightful gardens with excellent views. In all 0.49 acres (0.22 hectares).

One not to miss - a wonderful opportunity to embrace both village and country life.





Welcome to **THE OLD VICARAGE**

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Absolutely spoilt for choice, here are our TOP TEN reasons to fall in love with The Old Vicarage:

- 1. Feel instantly 'at home'** - impressive and of great stature yet incredibly welcoming and inviting - for comfortable family life, the house provides spacious and well-maintained accommodation with a gross internal area of c. 4358 sq ft (404.9 sq m) including cellars. The windows are tall so the rooms are light and there is a lovely large bay window in the family room and French windows in the dining room.
- 2. With an 1871 date stone, many original features sing out** with attractive tiled floors, striking stained and leaded window to the entrance vestibule, decorative plasterwork including ceiling roses, corbels, picture rails and cornices, deep skirting boards and decorative architraves, fine marble fireplaces, wood fretwork on the staircase and four-panel doors.
- 3. A layout that 'works'** - off a central hallway, there are three reception rooms all of which enjoy the stunning southerly view; the dual aspect dining room has double glazed French windows out to the terrace. The kitchen is at the back of the house and has a view of the fells and a white two oven Aga for bottom warming, clothes airing and snoozing dogs, as well as the usual cooking!
- 4. Space for family and for friends** - six double bedrooms are split over two floors with four on the first and then two more on the second as well as access to the attic space which provides great storage.
- 5. A degree of flexibility** - over the years, the current owners have used bedroom 4 and the second house bathroom as a guest suite for visiting friends. With a door separating the rooms from the main landing, it retains a degree of separation. Prior to this, these two rooms along with bedroom 1 were used as a granny annexe and together provided sitting room, bedroom and bathroom.
- 6. Domestic offices - useful and practical** - on the ground floor you'll find the utility/laundry room, large shelved store/cloaks cupboard and fuel/boiler room and then in the cellars two flagged rooms, one with stone bench and a separate wine store below. The room below the family room has windows and good head room... conversion potential!
- 7. Parking essentials** - gated entrance into a gravel parking area and double garage with electric door.
- 8. Private and established gardens** - to the west, a flagged terrace with steps and a rockery either side leading down to a lawn with a deep well-stocked herbaceous border along one side and a ha-ha to provide uninterrupted valley views. Opposite the border a bank of specimen rhododendrons frame the garden with a well-positioned summerhouse from which to take in the view or watch the sun set. To the rear, there is an attractive courtyard style garden - a sunny spot for a morning coffee. The green-fingered will love the greenhouse, raised beds, fruit trees, potting shed and general garden store. At the most northern tip, a red brick arbour, providing a lovely, quiet place to sit.
- 9. A positive outlook on life** - views to the valley from the front and Barbon Fells to the rear garden.
- 10. Location, location, location** - situated within the Yorkshire Dales, in a popular and sought-after Lune Valley village, the property is tucked away in an edge of village setting. In the Building News edition of December 1873, it is noted next to a drawing of the house '... the S.E. view of Vicarage residence recently built at Barbon, near Kirkby Lonsdale, on one the most beautiful sites in the picturesque valley of the Lune.'







One of the most popular villages in the Lune Valley

Nestled within the Yorkshire Dales National Park at the foot of Barbon Fell, **Barbon** is small and beautifully formed. Off the main road, it doesn't get much through traffic and is therefore a lovely quiet and peaceful village.

In terms of facilities, Barbon has a popular village hall, which plays host to a range of activities and events, a shop and cafe (The Churchmouse at Barbon), The Barbon Inn, a popular country pub and St Bartholomew's Church. Barbon is also at the head of Barbondale, the scenically stunning route through the fells to Dent. To have this on your doorstep without having to go in the car is a real advantage, perfect for walks, with or without a four legged friend.

Nearby **Casterton** (2.5 miles) has a petrol filling station and vehicle repair garage with a small shop for basic provisions along with The Pheasant, another popular country pub.

The attractive market town of **Kirkby Lonsdale** (4.3 miles) is highly popular and offers an abundance of independent shops, popular restaurants and pubs, a post office and a well-regarded Booths supermarket.

The historic market and book town **Sedbergh** (7.7 miles) offers a good range of local amenities and with its cobbled streets, the scenic village of **Dent** (6.7 miles) has a general store with outreach post office, an art gallery, a selection of tea shops, a church and two pubs.

If you're seeking bright lights then the market town of **Kendal** (14.8 miles) and the city of **Lancaster** (19.7 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

There are primary and secondary **schools** in Kirkby Lonsdale and Sedbergh. There is also a primary school in Dent. Independent schools are at Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

For those keen on outdoor pursuits, could there be a better placed village? The glorious country of the **Yorkshire Dales** and **Lake District National Parks**, the **Lune Valley** and **Forest of Bowland** is on your doorstep. The perfect playground for walkers, runners, climbers, cavers, potholers, cyclists and sailors, and if you fancy a walk by the sea, the **Arnside and Silverdale AONB** and **Morecambe Bay** are close by.

There are golf courses at Casterton, Kirkby Lonsdale, Sedbergh, Giggleswick and two at Kendal.

Planes, trains and automobiles...

Hop in the car - access to the M6 is either at J36 (9.8 miles) or J35 (15.2 miles) depending on your direction of travel. For travelling east/west, the A65 is 3.2 miles distant.

Let the train take the strain - the nearest station on the west coast main line is at Oxenholme (9.8 miles) or Lancaster (19.1 miles) with direct trains to London Euston. Historic Carnforth station (14.5 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

For jetting off - Leeds Bradford 53.5 miles, Manchester Airport is 82.8 miles and Liverpool Airport 89.4 miles distant.

All mileages are approximate.

To find the property - from Kirkby Lonsdale take the A683 signposted Casterton and proceed through the village. Take the first turning right into Barbon (there is a finger post marking the way). Continue and before entering the village, bear left onto Moorthwaite Lane. The Old Vicarage is the last property on the left.

what3words reference: cosmetic.boarded.loading



Services and specification

- Mains electricity, gas and water
- Gas central heating
- Open fires in the sitting room, family room and bedroom 1
- Drainage to a septic tank, shared with six other properties located in the garden of a neighbouring property
- B4RN hyperfast broadband available - check out this great local service at b4m.org.uk - if you work from home, like to download films or have homework to consider - this will make life so much easier as there is unlimited bandwidth for all the family when using at the same time!
- Vonage Internet telephone system
- Single glazed sash windows, some with secondary glazing
- Main house bathroom by Aquajade Bathrooms of Kirkby Lonsdale





The finer details

Council Tax

The Old Vicarage is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland and Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

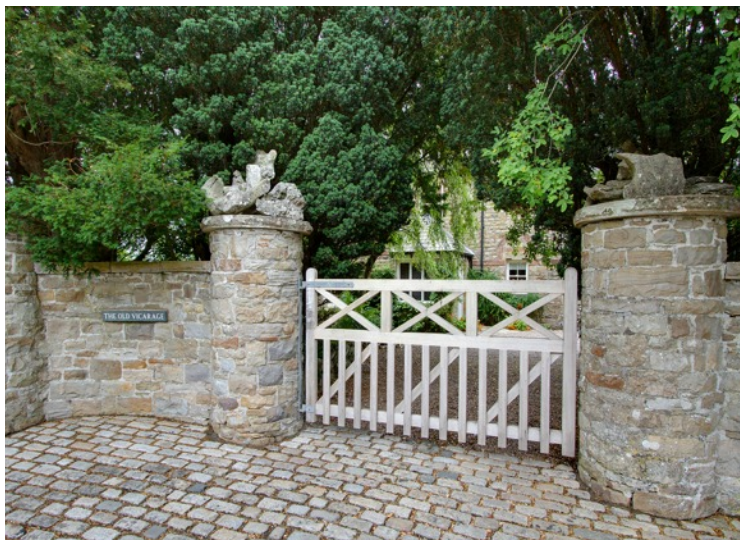
W: www.yorkshiredales.org.uk

Please note

- All carpets, blinds, Aga and white goods including larder fridge, dishwasher, washing machine are included in the sale.
- Curtains, curtain poles, light fittings, garden furniture and planters are available by separate negotiation.
- Photographs taken in 2021 for marketing in 2023

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.



Lane House, Kendal Road
 Kirkby Lonsdale
 Carnforth
 Lancashire LA6 2HH

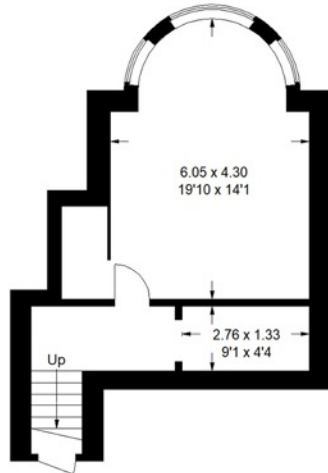
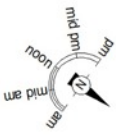
015242 74445
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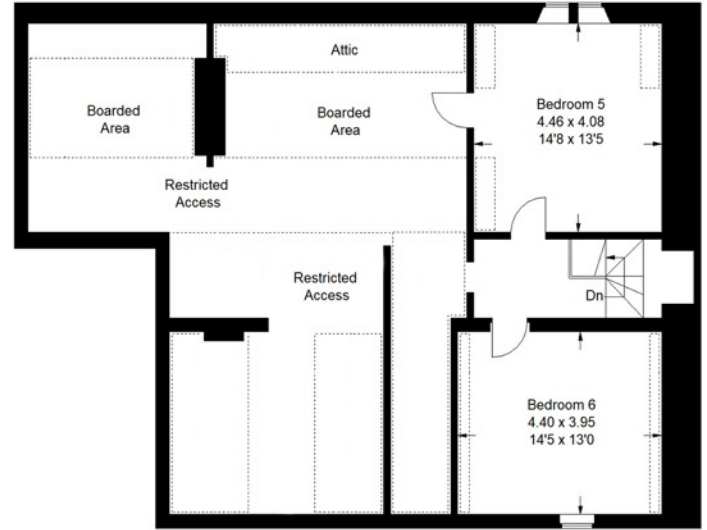
estate agents

The Old Vicarage, Barbon, LA6 2LS

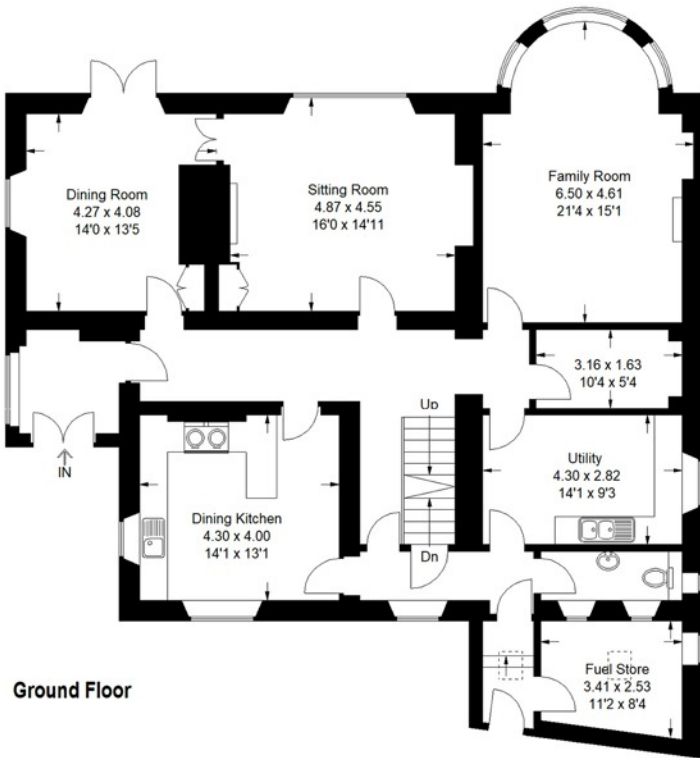
Approximate Gross Internal Area
 397.4 sq m / 4278 sq ft
 Cellar = 36 sq m / 387 sq ft
 Total = 433.4 sq m / 4665 sq ft



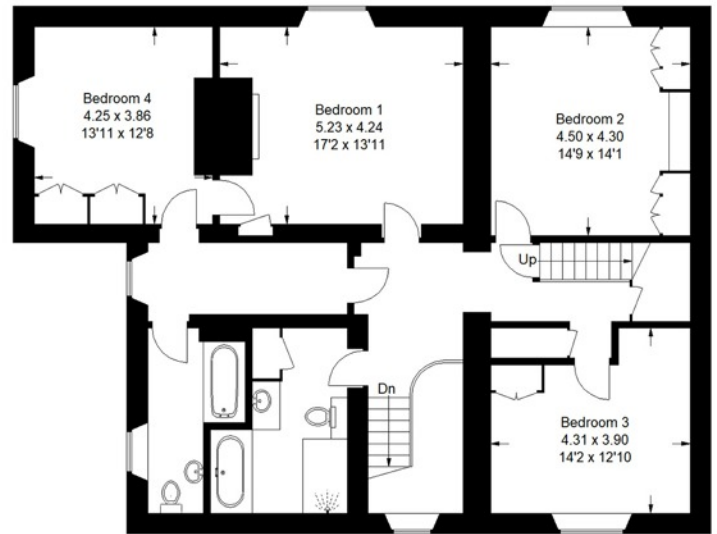
Cellar



Second Floor

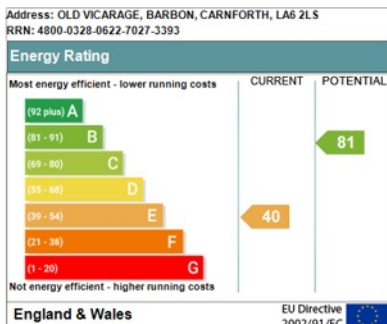


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2021 (ID784038)



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