



**R&B**  
AGENTS

Lane Side Barn, Mewith  
Head, Mewith, Bentham, LA2  
7AP

Lane Side Barn, Mewith Head, Mewith, , Bentham

# The property at a glance

6  4  2 

- Outstanding Barn Conversion
- Views of The Yorkshire Three Peaks
- Sixteen Acres of Land
- Six Bedrooms
- Four Bathrooms
- Eight Stables and Outdoor Arena
- Ample Off Road Parking
- Tenure Freehold
- Council Tax Band G
- EPC Rating TBC

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**£1,000,000**

# Get to know the property



## AN ENVIABLY LOCATED SIX BEDROOM BARN CONVERSION WITH VIEWS OF THE THREE PEAKS

Nestled in the picturesque village of Mewith, Bentham, this stunning detached family home offers a remarkable blend of spacious living and breathtaking countryside views, particularly of the iconic Yorkshire Three Peaks. Spanning an impressive 3,025 square feet, the property boasts six well-appointed bedrooms, including two conveniently located on the ground floor. Three of these bedrooms feature ensuite facilities, ensuring comfort and privacy for family and guests alike.

The heart of the home is its generous living accommodation, which includes two large reception rooms, perfect for entertaining or relaxing with loved ones. The country-style fitted kitchen adds a charming touch, making it an ideal space for culinary enthusiasts to create delightful meals.

Set within 16 acres of beautiful land, this property is a dream for those with a passion for equestrian pursuits. The grounds include nine stables and an outdoor arena, providing ample opportunity for horse riding and training. The location is simply unbeatable, lying on the border of the Yorkshire Dales National Park and the Forest of Bowland.

This exceptional family home is not just a place to live; it is a lifestyle choice, combining the tranquillity of rural living with the convenience of nearby amenities.

Some images have been digitally staged to help you envision the potential of this wonderful family home.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.

### Ground Floor

#### Entrance Hall

9'5 x 5'10

Composite double glazed front door, smoke detector, wood effect flooring with underfloor heating, doors leading to bedroom three and reception room one.

#### Bedroom Three

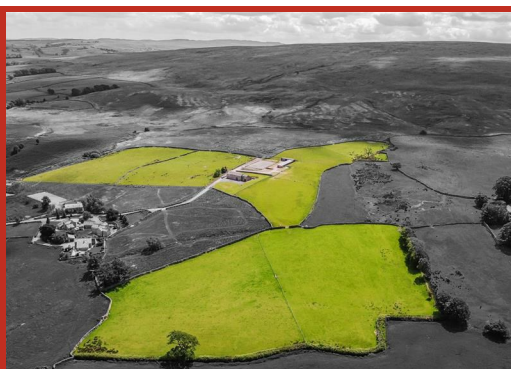
24'11 x 15'1

Three aluminium double glazed windows, exposed beams, underfloor heating, fitted wardrobes and door to en suite.

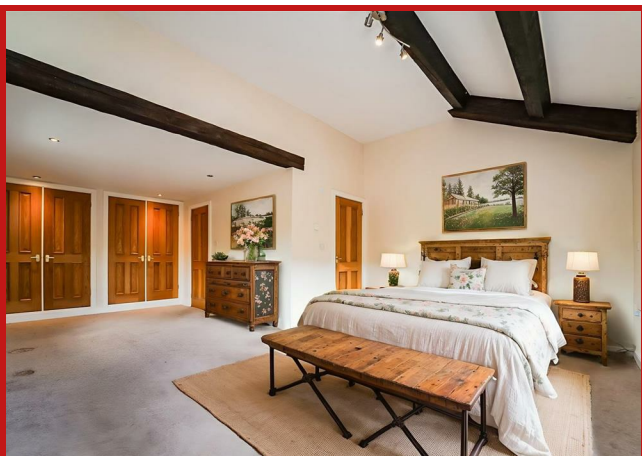
#### En Suite

5'11 x 5'6

Dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower, extractor fan, tiled elevations and vinyl flooring with underfloor heating.

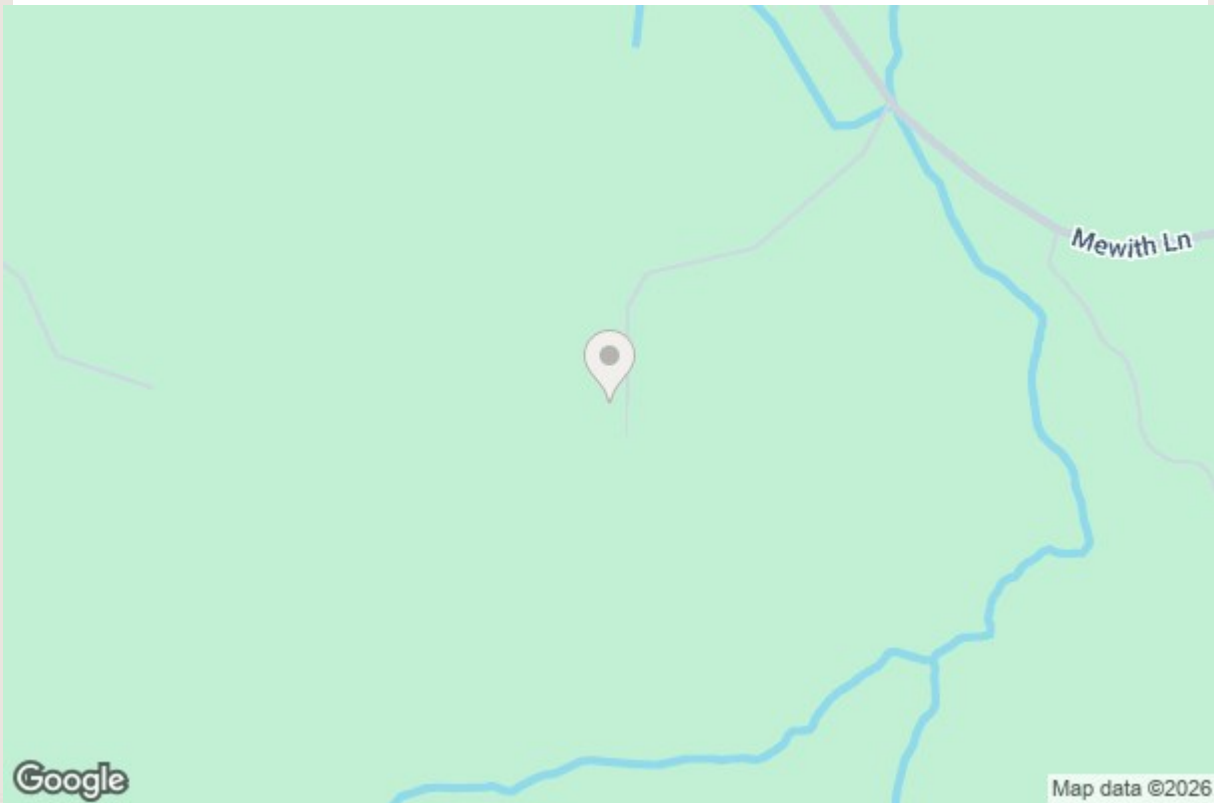
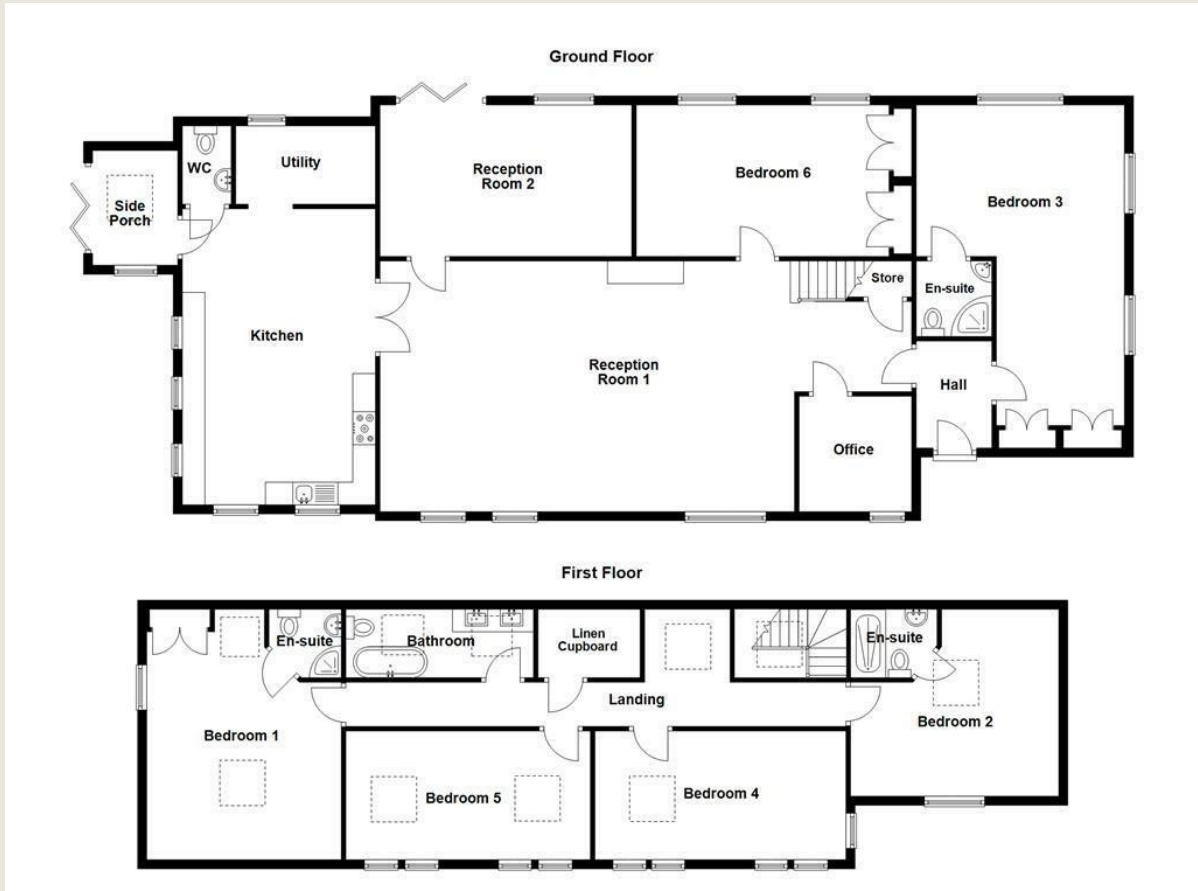


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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>30</b>	<b>71</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC