

IREBY BARN

£395,000

Ireby, The Yorkshire Dales, LA6 2JY

In a quiet, leafy laneside setting, a detached stone and slate barn conversion with some character features and scope to upgrade.

Spacious accommodation set over two floors with sitting room, a generous open plan living dining kitchen with Aga, conservatory, cloakroom/laundry room, three double bedrooms and a house bathroom. Walled garden with level lawn and seating terraces.

Situated within this picturesque and accessible Yorkshire Dales hamlet, convenient for the A65 and close to Burton-in-Lonsdale, Ingleton and Kirkby Lonsdale.





Welcome to **IREBY BARN**

£395,000

Ireby, The Yorkshire Dales, LA6 2JY

Here's our TOP 10 reasons to love Ireby Barn:

1. **A detached, spacious stone and slate barn conversion** in a quiet, laneside setting with a gross internal measurement of c. 1598 sq ft (145.8 sq m), some lovely character features and pleasant views across the garden and lane to the front.
2. **Potential to upgrade** - the sitting room has recently been re-plastered, ready for decoration and there is huge scope for new custodians to add their own stamp.
3. **Come on into** a front vestibule with tall window. This is open to a **conservatory**, which links via glazed bi-folding doors to the living dining kitchen. The good-sized, dual aspect **sitting room** has a wood burning stove. To the rear, is a vestibule with external access and a **cloakroom/laundry room**.
4. **Wonderful, sociable open plan 'L' shaped living/dining kitchen** - perfect for family living. The kitchen is fitted with base and wall units, breakfast bar, three oven Red Aga and integral dishwasher. There is also a useful understairs cupboard.
5. **... and so to bed** - off the landing are three double bedrooms; dual aspect bedroom 1 is a generous space with built-in wardrobes, with bedroom 3 also having a built-in cupboard. There's also a four piece house bathroom with a corner bath.
6. **Outdoor space** - an enclosed walled garden has a flagged path and seating terraces and level lawn with timber shed and log store. There is also a small area to the side of the house, adjacent to the boundary wall. The vendors had future plans to erect a workshop with annexe above, subject to the relevant consents. There is an area to the rear of the property, which is not within the ownership of Ireby Barn. It is unregistered and provides access to the rear of the barn and the neighbouring property, No. 1 Fell View. The owners have parked two cars since their purchase in 2015.
7. **An accessible rural setting surrounded by open countryside** - Ireby is a picturesque hamlet: little more than a rural cul-de-sac, it offers a quiet country lifestyle, without being a thoroughfare. The popular Ireby Green Farm Cafe is just off the A65 to the south.
8. **Nearby** Cowan Bridge (1.7 miles) has a village shop/tea room, a village hall and gym. With a post office/community shop and public house, church and an active village hall **Burton-in-Lonsdale** is 2.4 miles in the opposite direction off the A65. **Ingleton** (3.2 miles to the east) and **Kirkby Lonsdale** (4 miles to the west) provide a larger selection of facilities, including primary schools and the highly regarded Queen Elizabeth secondary school in Kirkby Lonsdale.
9. **Travelling further afield:** by car - Ireby is extremely convenient for road and rail links being c. 0.3 miles off the A65. Access to the M6 motorway is either at junctions 34 or 36, depending on the direction of travel. By train - with the nearest West Coast railway line stations at either Oxenholme (14.8 miles) or Lancaster (18.1 miles via A683). By air - with airports at Leeds Bradford (48.5 miles), Manchester (84 miles) and Liverpool (90.8 miles).
10. **And for those who prefer to stay closer to home** you will be spoilt for choice. Situated in the Yorkshire Dales (with the spectacular Three Peaks and many local walks on your doorstep) and close to the Lake District National Park, the Lune Valley and Forest of Bowland National Landscape, the area provides a stunningly scenic adventure playground.



You'll need to know...

- Mains electricity and water
- Private drainage to a septic tank located within the property's boundaries
- Oil fired central heating and immersion heater for hot water
- Double glazed windows
- B4RN hyperfast broadband connected
- External lighting and outside water tap
- Planning Authority - The Yorkshire Dales National Park Authority W: www.yorkshiredales.org.uk/planning
- Banded F for Council Tax purposes with Lancaster City Council W: www.lancaster.gov.uk
- Freehold, with vacant possession on completion
- Included in the sale: carpets, curtain poles, light fittings, electric Aga, integral dishwasher, timber shed and log store

To find the property - from Kirkby Lonsdale, head east along the A65 and after c. 3.5 miles, turn left and continue into the hamlet. Follow the road around to the left and then turn first right, before a row of houses. The house is on the right.

What3words reference: ///lottery.undertone.suspended

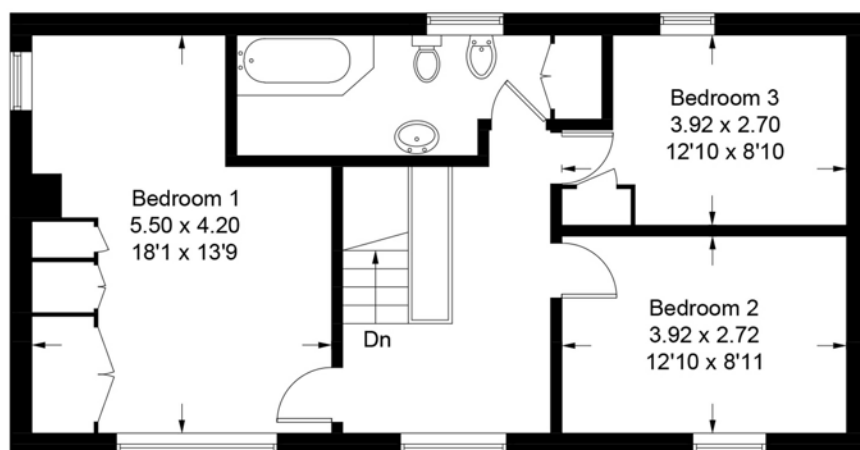
Money Laundering

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.

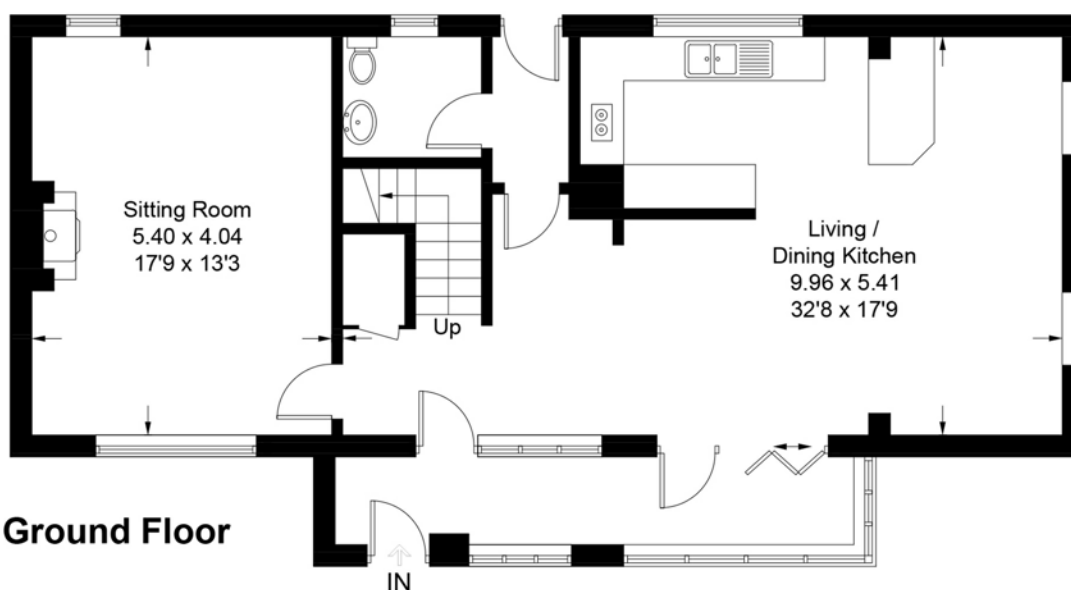


Ireby Barn, Ireby, LA6 2JY

Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330158)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	70 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.