

**HACKNEY
& LEIGH**
Sales



The Syke & Syke Barn, Rusland, Nr Ulverston

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Property and surroundings



Area



Surrounding countryside

Rusland

£890,000

The Syke & Syke Barn

Rusland

Nr Ulverston

Cumbria

LA12 8JT

The Syke and Barn are two picturesque 18th-century homes that capture the very essence of the Lake District, complete with climbing roses around charming, low, soft-green stable doors, set within approx 2.5 acres.

These are two distinct properties: one, a spacious and beautifully appointed four-bedroom Cottage, and the other, a superb two-bedroom barn conversion - currently operating as a successful holiday let, providing excellent additional income. It also offers a perfect solution for those seeking space for a dependent relative, or for anyone who loves welcoming guests while maintaining privacy.

Brimming with character, the interiors feature traditional latch doors, exposed stonework, original floorboards, impressive timber beams, deep-set windows with window seats and slate-flagged floors. The atmosphere is cosy, embracing you like a warm, familiar hug the moment you step inside!

Contact us today to view this very special countryside retreat.

There is so much to say here and so little space! A viewing is the only way to fully appreciate this unique package.

This remarkable pair of country homes are nestled in a stunning and peaceful part of the world, enjoying breathtaking countryside views from every window. The only sounds to be heard are birdsong, the occasional walker or cyclist, and the distant hum of a local tractor - pure tranquility.

Lovingly owned and carefully improved by the current vendors since 2019, both homes are beautifully presented and brimming with character. Together they sit within approximately 2.5 acres of land. They are double glazed, have underfloor heating (except Syke Barn mezzanine), 2 air source heat-pumps, secure dog-proof garden (The Syke), and a range of useful outbuildings including a Garage/Workshop/Stables and outdoor stores.

The Syke

A charming, low, soft-green stable door opens into the welcoming Breakfast Kitchen - truly the heart of the home. With original stone flagged floor, exposed beams, and cosy multi-fuel stove set the tone beautifully. The kitchen itself was replaced in 2021 with stylish cream shaker units, black sink, and complementary tiling, complete with integrated dishwasher and NEFF appliances. Off this central space are three practical and enviable rooms: a Boot Room, a shelved Pantry with fridge and freezer space, and a Shower/Utility Room with plumbing for laundry appliances, WC, shower enclosure, and attractive tiling.



The Syke - Breakfast Kitchen



The Syke - Breakfast Kitchen



The Syke - Utility Room/Shower Room



The Syke - Dining Room to Lounge



The Syke - Lounge

Step up into the Dining Room, perfect for gatherings, with a deep window seat and charming stone reveals.

The generous Lounge includes another window seat, a beautiful inglenook fireplace with multi-fuel stove, wide external door and incredible ancient studded door leading to the stairs.

Upstairs, the Landing with exposed boards leads to three comfortable Bedrooms - two generous doubles to the front, each with a window seat and superb Rusland



The Syke - Dining Room

Valley views, plus a spacious single with a pleasant rear outlook. The family Bathroom includes a white suite with shower over bath.

A staircase then rises to the Second Floor and Bedroom 4 - a bright, characterful space with original beams, Velux windows, and ample storage/wardrobes. It's currently divided between a Bedroom and an Office but could be a luxurious private suite with dressing area maybe?

Outside is a Store Room housing the water treatment system with power, light and water, plus open Stone Outbuilding to the rear. The original detached Stables (currently utilised as a Workshop) have been re-roofed and has light and power. The adjoining land - approx. two acres - adds excellent possibilities, with space for chickens and a pony! The field is south-facing and suitable for solar panels if required (a quote is available).



The Syke - Lounge

The delightful Cottage Garden is sunny, secure, and thoughtfully landscaped with stone terraces and attractive, neatly tended box hedging. At the top, a bench provides magical valley views - a haven for nature lovers, where deer, ospreys, red kites, and buzzards are regular visitors.

Syke Barn

Is every bit as impressive, offering outstanding versatility for guests, family, or as an income opportunity. The front door opens in to a fabulous, airy Hallway with exposed floorboards and full-height ceiling. The Sitting Room has a cosy multi-fuel stove and French doors opening onto a sunny deck with views down the Rusland Vally. The well-planned Kitchen/Diner includes bespoke timber cabinets, integrated NEFF hob, oven and warming drawer. A clever half size washing machine, slimline dishwasher



The Syke - Bedroom 2



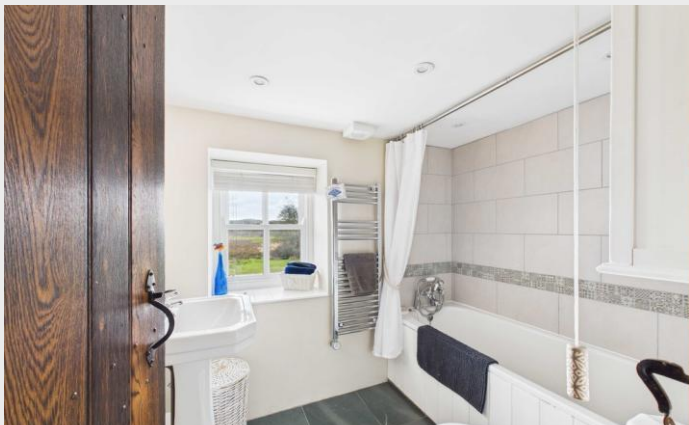
The Syke - Bedroom 3

and space saving drawer fridge. Fitted dining seating by the window enables dining with a view!

There are two Double Bedrooms: both with very pleasant countryside views and one with an En-Suite Shower Room. A family Bathroom with Velux window and white suite comprising WC, wash hand basin and bath with shower over completes the Ground Floor.



The Syke - Bedroom 1



The Syke - Bathroom



The Syke - Bedroom 4

Upstairs, the superb Mezzanine level shows off the magnificent exposed ancient beams and eight Velux windows, creating a bright and airy multi-use space - ideal as a Studio, Library, Games Room, or as currently, extra lounging space.

Externally, Syke Barn includes a Plant Room, housing 2 hot water cylinders and 2 Zilmet water pressure systems plus storage space. There is also a secure timber store (perfect for bikes and outdoor gear). Attractive raised decking, a paved patio, and a generous lawned area for guests to enjoy - ample space for energetic youngsters to play.

Parking for both properties is conveniently located beside the former Stables. To the right lies the delightful "Daffodil Orchard," a sunny piece of land ideal for wildflowers or a productive vegetable garden perhaps.

This exceptional property offers a unique blend of rural tranquility, thoughtful design, and endless possibilities - truly a slice of heaven in the heart of the countryside.

Accommodation (with approximate measurements)

THE SYKE

Kitchen 19' 4" x 11' 9" (5.90m x 3.60m)

Boot Room

Pantry

Shower Room/Utility Room

Dining Room 18' 4" x 9' 10" (5.60m x 3.00m)

Lounge 17' 0" x 16' 4" (5.20m x 5.00m)

First Floor

Bedroom 1 17' 0" x 9' 10" (5.20m x 3.00m)

Bedroom 2 9' 6" x 9' 2" (2.90m x 2.80m)

Bedroom 3 9' 6" x 7' 6" (2.90m x 2.30m)

Bathroom

Second Floor

Bedroom 4 with Dressing Room/Study

Store

Former Original Stables 16' 8" x 15' 10" (5.10m x 4.84m) plus 16' 8" x 8' 1" (5.10m x 2.48m)

Open Stone Store

SYKE BARN

Hallway

Sitting Room 11' 5" x 10' 5" (3.50m x 3.20m)

Dining Kitchen 16' 6" x 9' 7" (5.05m x 2.94m)

Bedroom 1 13' 9" max x 10' 5" (4.20m max x 3.20m)

En-Suite Shower

Bedroom 2 11' 1" x 8' 10" (3.40m x 2.70m)

Bathroom

Mezzanine - Playroom/Lounge/Library 33' 5" x 18' 9" (10.20m x 5.74m) some limited head height

Plant Room

Timber Store



The Syke - Bedroom 4/Study



The Syke - Garden



The Syke - Garden



Syke Barn - Sitting Room



Syke Barn - Dining Kitchen



Former Original Stables

Services: Mains electricity. Private water supply.

Septic tank drainage. We are advised that this is not compliant to current regulations and the vendors have received quotes from local firms to replace with a seaware treatment plant which they are happy to share. Interested parties may wish to seek their own independent advice on the installation.

There are 2 air-source heat pumps which provide Underfloor heating and hot water.

We are advised by the vendors that fibre broadband hardware is in place on the telegraph pole opposite the property. Fibrus Ltd have advised that it is due to be connected in 2026.

Note: ENWL (Electric North West Ltd) have access to the electric pole within Syke Barn garden.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

Council Tax: The Syke - Band E. Westmorland and Furness Council. Syke Barn is currently subject to small business rate relief as used as a holiday let - Business Rates £2650.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: There is an Energy Performance Certificate for each property which is available on our website and also at any of our offices.



Syke Barn - Bedroom 2



Syke Barn - Bedroom 1



Syke Barn - Mezzanine

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).

Viewing Notes:



Syke Barn - Mezzanine

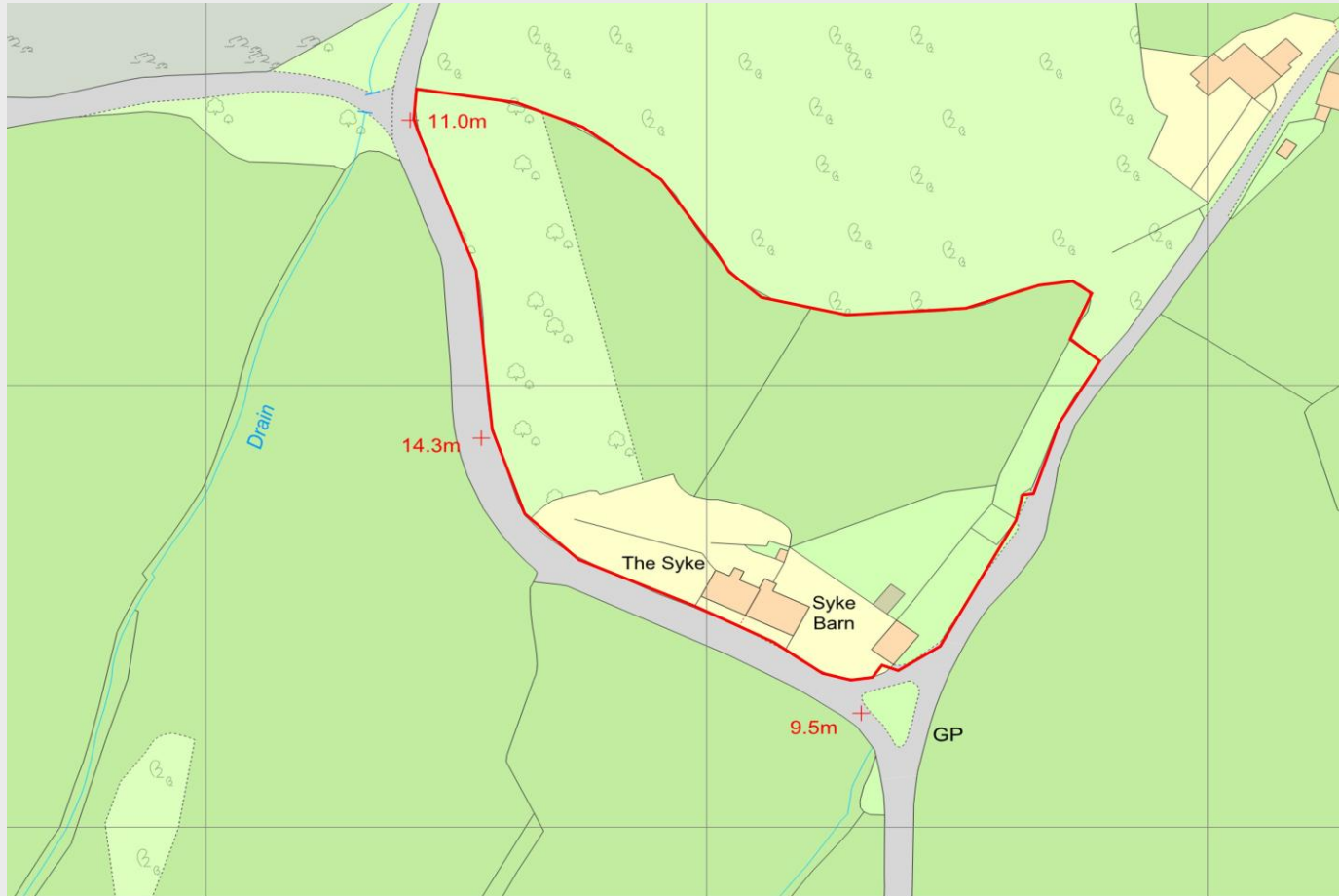


Syke Barn - Decking



Syke Barn - Rear Garden





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Location Rusland, located within the Lake District National Park is a stunning, peaceful and picturesque Hamlet with pretty church (burial place of children's writer Arthur Ransome of *Swallows and Amazons*) and a traditional, stone built Community Hall, available for hire - The Reading Rooms.

The closest shopping can be found at Hawkshead (approximately 5 miles) or the larger Market town of Ulverston (approximately 8 miles) where a wide range of amenities can be found. The closest Public House (with an excellent reputation for food) is 'The Manor' at Oxen Park around a 5 minute car journey and Primary Schools at Penny Bridge, Backbarrow or Ulverston. Rusland is literally a hop, skip and a jump away from the attractions and walks on offer in Grizedale Forest.

To reach the property from the A590, head towards Ulverston, taking the right turn signposted Grizedale Forest just after Backbarrow. At the end of the short lane turn right and take the left turn sign posted Oxen Park/Parish Church after approx. 2 miles. Follow the road down the hill and at the little green triangle bear right and the Parking area is directly on your left.

What3words: [remarking.score.bliss](https://www.what3words.com/)