

Woodhouse

£350,000

2 High House Barn, Woodhouse, Milnthorpe, Cumbria, LA7 7LY

2 High House Barn is a charming mid-terraced barn conversion, offering a bright and spacious feel, complemented by characterful exposed wood beams.

Outside, the property benefits from a generously sized garden, combined with a Garage and Off Road Parking, creating an appealing blend of traditional charm and comfortable modern living .

Quick Overview

Three Bedroom Barn Conversion

Beautifully Presented

Semi-Rural Location

Traditional Features

Garage and Off Road Parking

Spacious Living Spaces

Open Plan Kitchen Diner

Countryside Views

Array of Walks Accessible from the Doorstep

Ultrafast Broadband Available*



3



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TBC



Ultrafast*
Broadband



Garage & Off
Road Parking

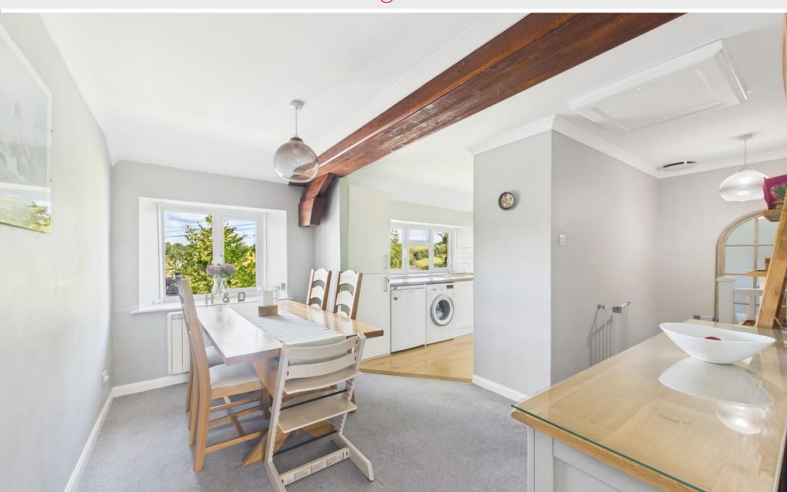
Property Reference: AR2705



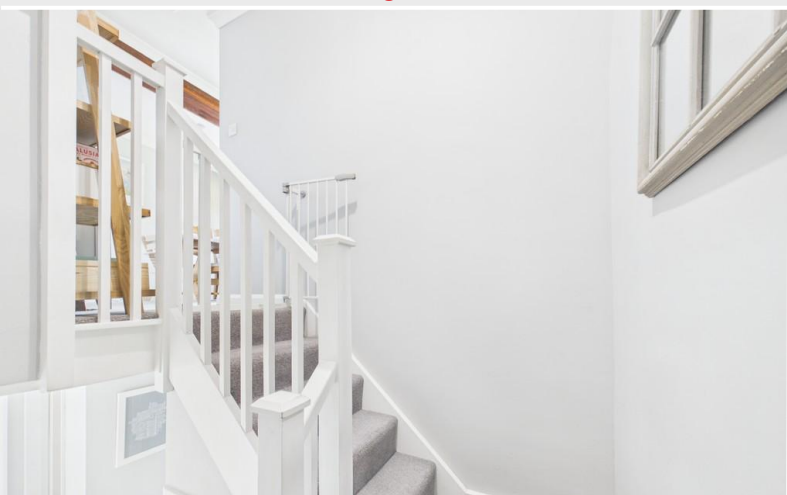
Living Room



Dining Room



Dining Room



Staircase

Upon entering 2 High House Barn, you are welcomed into a useful entrance porch, providing the perfect space for coats, shoes and everyday essentials before stepping into the main accommodation. From here, you enter a bright and inviting hallway, which immediately gives a sense of the character found throughout the property. The bathroom is conveniently positioned to the left of the hallway, while further along, the accommodation opens up to provide three well-proportioned bedrooms.

At the end of the hallway, three double bedrooms can be found offering plenty of potential. The largest room benefits from direct access to the rear garden, making this a particularly versatile room that could also lend itself to a home office / study and guest room.

Continuing upstairs, the property opens out into a wonderfully spacious open-plan kitchen and dining area. This bright space provides an excellent setting for everyday family life, with ample room for a dining table and a well-equipped kitchen area. The open-plan layout creates a lovely sense of flow and allows plenty of natural light to fill the space.

From the kitchen and dining area, you can move through into living room. This generous reception space provides a comfortable and relaxing environment, with the countryside views behind the property offering a particularly attractive backdrop. The combination of exposed wooden beams, light-filled interiors and far-reaching rural views gives the room a wonderful blend of traditional barn character and modern, comfortable living.

Outside, the property offers convenient off-road parking along with a garage, which benefits from lighting, power, utility space and plumbing to the front. To the rear, there is a fully enclosed garden with a patio area, providing an ideal space for outdoor entertaining and enjoying the beautiful views across the surrounding rolling countryside.

Accommodation (with approximate dimensions)



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Living Room 17' 9" x 11' 4" (5.41m x 3.45m)
Kitchen/Dining Area 17' 9" x 12' 2" (5.41m x 3.71m)
Bedroom One 7' 11" x 11' 0" (2.41m x 3.35m)
Bedroom Two 7' 10" x 9' 11" (2.39m x 3.02m)
Bedroom Three 9' 4" x 11' 1" (2.84m x 3.38m)
Bathroom 5' 7" x 7' 9" (1.7m x 2.36m)
Garage 21' 0" x 8' 11" (6.4m x 2.72m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains water and electricity. Drainage via Septic Tank.

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.

Council Tax Band D Westmorland and Furness Council

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

What3Words [///lightly.nicknames.digesting](https://www.what3words.com/#!/lightly.nicknames.digesting)

Directions From the Hackney and Leigh Arnside Office and follow Station Road and turn left under the railway bridge and head towards Milnthorpe. At the traffic lights, follow the A6 north and then turn right towards Heversham and Leasgill. Follow the road through Heversham and then turn left onto Woodhouse Lane. The property can be found on the left near to the junction of Viver Lane.

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must



Rear Elevation



Garden



Garden



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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01524 761806** or request
online.

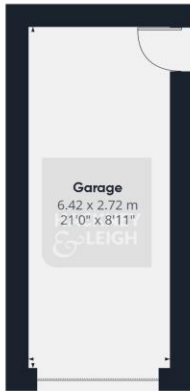
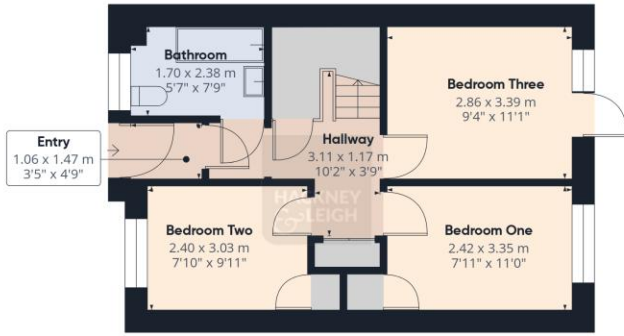


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Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk



Approximate total area^m
95.5 m²
1027 ft²

(1) Excluding balconies and terraces

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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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/08/2026.