



# Knott View Barn

Farleton



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## Knott View Barn

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Freehold £850,000

Set amidst meticulously landscaped gardens, this beautifully renovated barn conversion offers an exceptional blend of character and contemporary comfort, all framed by the breathtaking backdrop of Farleton Knott. Nestled in a peaceful and scenic location, this impressive and versatile home is flooded with natural light and features a thoughtfully designed layout across three spacious floors – perfect for modern family living or multi-generational use. The flexible accommodation offers 6-7 bedrooms, two of which benefit from stylish en-suite facilities, providing comfort and privacy for both residents and guests. At the heart of the home lies a truly spectacular kitchen and dining area – a stunning wow-factor space, ideal for entertaining or relaxed family gatherings. Throughout, you'll find a tasteful fusion of original features and high-quality modern finishes, creating a warm, inviting atmosphere with effortless style. Outside, the property continues to delight with beautifully maintained gardens, offering numerous spaces for relaxation and entertaining. Ample off-road parking is available for several vehicles, complemented by a newly constructed carport for added convenience. A charming potting shed in the rear garden provides the perfect retreat for gardening enthusiasts or those simply looking to enjoy the peaceful surroundings. This is a rare opportunity to acquire a truly remarkable home in an outstanding setting. Farleton is a picturesque hamlet ideally situated near the charming market towns of Kirkby Lonsdale and Kendal. It offers easy access to both the Lake District National Park and the Yorkshire Dales, each just a short drive away. The area benefits from excellent transport links, with Junction 36 of the M6 motorway nearby, as well as convenient access to Oxenholme and Carnforth railway stations. Farleton falls within the catchment area for highly regarded primary schools in Milnthorpe, Holme, and Burton-in-Kendal, and secondary schools in Kirkby Lonsdale, Milnthorpe, and Kendal.





## GROUND FLOOR

**Entrance hall** - Bursting with natural light, this spacious entrance hallway offers a warm and welcoming first impression featuring a charming porcelain tiled floor with underfloor heating and beautifully exposed stone walls that nod to the property's character. An elegant oak and glass staircase adds a contemporary touch, while the glazed front door and adjoining panels provide uninterrupted views of Farleton Knott, perfectly framing the picturesque countryside beyond.

**W.C.** - Conveniently located just off the hallway, the cloakroom features a sleek concealed cistern W.C. and a hand basin with half-height tiled walls.

**Living room** - The generously proportioned, triple-aspect living room is filled with natural light, creating a bright and inviting atmosphere throughout the day. A charming multi fuel stove set within a brick surround and resting on a flagged hearth serves as a cosy focal point and a warm wooden flooring enhances the welcoming feel of the space, making it perfect for both relaxing evenings and entertaining guests. Double wooden doors open into the hallway, adding a sense of flow and connection to the rest of the home.

**Kitchen/ dining** - The heart of the home, this stunning kitchen showcases bespoke grey shaker-style base and wall cabinetry, beautifully paired with light work surfaces. There's space for a Rangemaster cooker, complete with an integrated extractor, forming the focal point of the cooking area. The kitchen also includes an integrated dishwasher, an instant boiling water tap and generous room for a large American-style fridge freezer. Dual-aspect windows flood the space with natural light, drawing attention to the characterful exposed stone walls. A centrally positioned island offers additional workspace and storage, making it ideal for both everyday use and entertaining. At the far end of the room, a versatile area—currently used as a living space—could just as easily serve as a dining area, offering stunning views over the garden and towards Farleton Knott.

**Formal dining room** - A charming and character-filled room, featuring a corner log-burning stove that adds a warm and cosy touch. A window with an original wooden beam above allows natural light to filter in, enhancing the room's inviting atmosphere. French doors open onto a Juliette balcony, bringing in even more light and offering a lovely view, while adding to the room's elegant appeal. There's ample space for a dining table to comfortably seat up to ten guests—perfect for entertaining or family gatherings.

## FIRST FLOOR

**Bedroom 1** - A bright and charming double bedroom with delightful views framed by the deep-set window.

**Dressing room** - Conveniently located just off the en-suite bathroom and also accessible from the hallway, this well-appointed dressing room offers a practical and stylish solution for clothing and shoe storage. With ample space for wardrobes, shelving, and custom organisation, it provides a dedicated area to keep everything tidy.

**En-suite** - A luxurious en-suite bathroom featuring a spacious walk-in mains fed shower with a rainfall head, a free standing roll-top bath, a concealed cistern WC, and a hand basin set within a distinctive vanity unit offering generous storage. Additional highlights include a heated towel rail, elegant tiled splashbacks, and a warm wooden floor.

**Bedroom 2** - A bright double bedroom enjoying side-facing views and an abundance of natural light.

**Bedroom 3** - A double bedroom featuring a low-level window with an original wooden lintel allowing natural light to fill the space.

**Bedroom 4** - A charming single bedroom featuring a low-level window that brings in natural light. Versatile in function, it could be used as a nursery, a home office or as a hobby room.

**Shower room** - A characterful shower room featuring a walk-in, mains-fed shower, a concealed cistern WC, and a hand basin. A low-level window brings in natural light, complemented by the neutrally tiled flooring and matching splashbacks.



**Landing** - A characterful landing filled with natural light emanating from large Velux windows, providing access to all first-floor rooms. The oak and glass staircase opens up the space, offering views of the exposed stone wall in the entrance hallway and also with access to the attic.

## LOWER GROUND FLOOR

**Hallway** - A versatile area offering two distinct spaces, ideal as reading nooks, for storage, or for quiet relaxation. A striking feature stone wall extends up to the entrance hallway, adding character and charm complemented by the porcelain tiled floor.

**Bedroom 5** - A spacious double bedroom, bathed in natural light and offering direct access to a private en-suite.

**Ensuite** - A modern Jack and Jill en-suite shower room featuring a walk-in, mains-fed shower with tiled splashbacks and a porcelain tiled floor, a concealed cistern WC, a wall-mounted hand basin, and a heated towel rail.

**Study/ bedroom 6** - A good sized room, currently used as a study, which could easily serve as a bedroom, featuring rear-facing views and a deep-silled window.

**Utility room** - A fresh and modern utility room featuring base unit storage, ample work surface space, space for a washing machine and dryer, and a feature Belfast sink. Finished with a porcelain tiled floor and a window that allows plenty of natural light.

**Gym** - A very versatile space, currently used as a gym, featuring two windows at one end and a warm wooden floor. This room could easily be adapted to be used as an additional bedroom, an extra living room, a cinema room or a games room if required.

**Boot room** - A practical space featuring a fully tiled floor, with convenient side access to the property—ideal for storing boots, bags, and coats. A separate boiler room discreetly houses the boiler and tanks, keeping the area neat and organised.

**Externally** - The beautifully maintained gardens are located to the front of the home and offer a variety of thoughtfully designed spaces for relaxation and entertaining. A manicured lawn, thoughtful planting, and carefully positioned seating areas create a serene, private environment where you can truly unwind and take in the stunning surroundings. Whether hosting summer barbecues, enjoying morning coffee with views towards Farleton Knott, or simply watching the seasons change, the gardens provide a perfect backdrop for every occasion. There is ample off-road parking for several vehicles, ideal for family and guests alike. A newly constructed, high-quality carport offers additional covered parking and storage along with a further stand alone shed for storage.

**Potting shed** - A charming potting shed bathed in natural light, nestled at the rear of the property. Featuring a part opaque roof that invites even more sunlight in, it offers a welcoming space for relaxing, sitting, and indulging in garden tasks or simply to offer a peaceful retreat.

## Useful information

**Property built** - approx. 1800.

**Tenure** - Freehold.

**Council tax band** - G (Westmorland and Furness Council).

**Heating** - Oil central heating.

**Drainage** - Septic tank compliant with new regulations.

**Windows** - Composite framed, double glazed windows and doors.

**Internet** - B4RN hyperfast internet.

**What3Words location** - ///relations.agrees.landings.







**Approximate total area<sup>(1)</sup>**

263.85 m<sup>2</sup>

2840.06 ft<sup>2</sup>

**Balconies and terraces**

50.02 m<sup>2</sup>

538.41 ft<sup>2</sup>

**Reduced headroom**

6.58 m<sup>2</sup>

70.79 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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