

BEECHWOOD**£675,000**

Barbon, The Yorkshire Dales, LA6 2LJ

Situated within the heart of this ever popular and picturesque Lune Valley village, a double fronted detached period cottage with planning consent to demolish the attached outbuildings at the rear and replace with residential accommodation as well as alterations to the current layout.

Currently the accommodation offers a kitchen, dining room, utility room, three double bedrooms and a bathroom. Two external stores and a conservatory style entrance linking the house to a two storey stone and slate barn, attached stone and slate lean-to and wood store. Plans show for a sitting room, study, cloakroom, ground floor en suite bedroom, living dining kitchen, utility/boot room, three first floor bedrooms, a home office, house bathroom and separate shower room. Gated entrance to drive providing excellent parking and turning and a private garden with lawn and planted borders.

Escape to the country and embrace Barbon village life - offering an exciting opportunity to extend and reconfigure the current accommodation, or for those looking to downsize, a holiday home or for rental income, the cottage is perfect as it is.





Welcome to **BEECHWOOD**

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Here's our **TOP TEN** reasons to love **Beechwood**:

- 1. A delightful period detached cottage** with a four square layout and some character features (stone fireplace in the sitting room, feature fireplaces in bedrooms 2 and 3 and a cast iron fireplace with tiled slips in bedroom 1).
- 2. Picturesque village setting** - situated in the heart of this sought-after Dales village overlooking open fields to the front.
- 3. Huge potential to extend and reconfigure the current layout with planning consent granted** by the Yorkshires Dales National Park Authority, reference S/04/51, dated 26 January 2026 for 'Householder planning permission for demolition and replacement of residential outbuilding and alterations to dwelling'. Plans show for a sitting room, study, cloakroom, ground floor en suite bedroom, living dining kitchen, utility/boot room, three first floor bedrooms, a fourth bedroom/home office, house bathroom and separate shower room. The plans and elevations are shown on page 6 of our brochure and are also available on the Yorkshire Dales planning portal.
- 4. Partially refurbished** since the current owner's purchase in 2024, being repainted throughout with new floor coverings, the property is ready to move straight into.
- 5. As it stands** - with a gross internal measurement of c. 1564 sq ft (143.5 sq m) a part-glazed front porch leads into the **sitting room**. The **dining room** is open to the **kitchen** with fitted base and wall units and integral appliances including electric oven, halogen hob, dishwasher and refrigerator. The kitchen has access out to the **conservatory style entrance** and to an inner hall and **utility room** with a base and wall unit, sink unit, boiler and plumbing for a washing machine.
- 6. ...and so to bed** - there are **three double bedrooms** and a modern **four piece bathroom** with separate shower.
- 7. Excellent storage** - there's a **cellar room** with stone benches and **two attached stores**, both with external access.
- 8. A generous plot**, c. 0.19 acres (0.07 hectares) - there are private gardens with a level lawn, mature borders, trees, a timber shed and wood store.
- 9. Parking** - a gated entrance leads to a large gravel parking and turning area for a number of vehicles. If you didn't want to convert the barn, this could be used for garaging.
- 10. It's a great base for exploring** the Dales and the Lakes District National Parks as well as both the Forest of Bowland and Arnside and Silverdale National Landscapes. Fresh air and fun, whichever direction you take and whatever your pleasure. For further information on the surrounding area, please see page 5.







Sought-after village

Few villages in the Lune Valley, and within the extended Yorkshire Dales National Park, offer as much as **Barbon**; a cracking village pub, a church and a thriving village hall. There are lots of lovely walks right from the doorstep, you're surrounded by excellent views and by virtue of the fact the village is off the main road, there's no through traffic so it's altogether quieter.

Nearby **Casterton** (2 miles) has a petrol and car repair garage with a small shop along with a public house, The Pheasant.

The attractive and popular market town of **Kirkby Lonsdale** (3.9 miles) offers an abundance of independent shops, popular restaurants and pubs, a post office, churches, bank and a well-regarded Booths supermarket, as well as a Boots Chemist, opticians and doctor's and dentists' surgeries.

It doesn't just stop there, **Sedbergh** (7.8 miles) offers a good range of local amenities and with its cobbled streets, the scenic village of **Dent** (6.6 miles via scenic Barbondale) has a general store, an art gallery, a selection of tea shops, a church and two pubs.

Further afield **Kendal** (17.1 miles) and **Lancaster** (19.5 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

When it comes to schooling, there are primary and secondary schools in Kirkby Lonsdale and Sedbergh. There is also a primary school in Dent. Independent schools are at Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

For those who like to spend time outdoors, you will be spoilt for choice. Situated in the **Yorkshire Dales** and close to the **Lake District National Park**, the **Lune Valley** and **Forest of Bowland National Landscape** (formerly known as an AONB, an Area of Outstanding Natural Beauty) the area provides a stunningly scenic adventure playground for fans of fresh air and fun. If you fancy a coastal walk, the **Arnside** and **Silverdale National Landscape** and **Morecambe Bay Estuary** are not too far away.

For travelling further afield

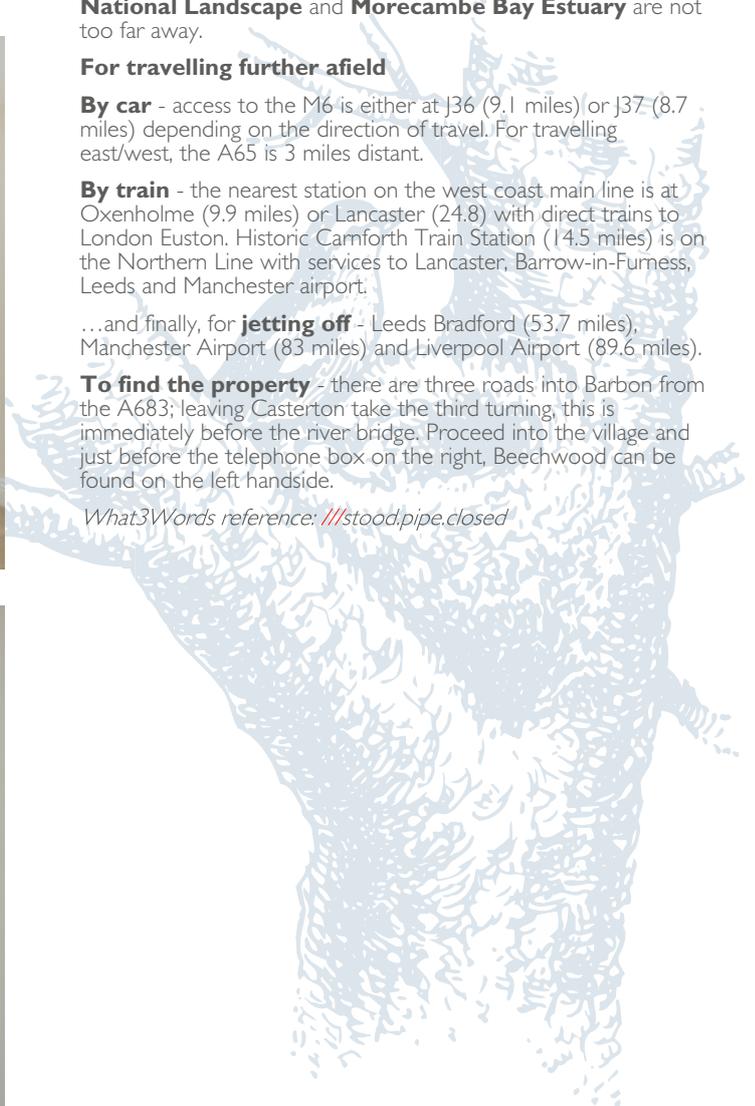
By car - access to the M6 is either at J36 (9.1 miles) or J37 (8.7 miles) depending on the direction of travel. For travelling east/west, the A65 is 3 miles distant.

By train - the nearest station on the west coast main line is at Oxenholme (9.9 miles) or Lancaster (24.8) with direct trains to London Euston. Historic Camforth Train Station (14.5 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

...and finally, for **jetting off** - Leeds Bradford (53.7 miles), Manchester Airport (83 miles) and Liverpool Airport (89.6 miles).

To find the property - there are three roads into Barbon from the A683; leaving Casterton take the third turning, this is immediately before the river bridge. Proceed into the village and just before the telephone box on the right, Beechwood can be found on the left handside.

What3Words reference: ///stood.pipe.closed



Services and specifications

- Mains electricity, gas and water
- Private drainage to a septic tank located within the property's boundaries. Please note - no formal investigation has been carried out as to the operation of the sewage system and septic tank. These may not comply with the current General Binding Rules 2020 and the property is being sold on this basis. All parties must ensure that their lenders are aware of this before submitting an offer.
- Gas central heating
- uPVC double glazed windows



YORKSHIRE DALES National Park Authority
RECEIVED 23/01/2026

THE DRAWING TOGETHER WITH THE DESIGN'S COPYRIGHT OF THE ARCHITECT. EQUED DRAWINGS SHOULD BE FOLLOWED AND SCALED DRAWINGS SHOULD BE CHECKED WITH THE ARCHITECT. ANY DISCREPANCY MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY AND PRIOR TO PROCEEDING.

Materials

ROOF: Natural grey slate
Velux rooflights with low line lighting
Painted glazing with powder coated aluminum glazing pan in black
ALL ROOFLIGHTS TO BE FITTED WITH LOW TRANSMISSIVE GLASS TO COMPLY WITH DARK SKIES POLICY - MAX 30% VLT

WALLS: Reclaimed stone facing from site
Grey wet dash to east elevation

DOORS: UPVC Composite

WINDOWS: UPVC windows, powder coated aluminum glazed frames

HEADS AND CILLS: Reclaimed stone heads and cills from site

RAINWATER GOODS: BLACK UPVC

HARDWEARING: Stone flags to paths and terrace
Limestone chippings to drive

BIODIVERSITY

BAT BOVES
Traditional nest details will be provided to allow nesting. Detail will be built into north elevation to allow the direct midday sunlight and prevailing wind.

External nest boxes can be fitted to the outside of buildings and on trees. These should be at least 150mm thick and waterproof with the base of the box a minimum of 125mm below the external eave. They should be positioned with a clear line of sight and flight path to the hole. Where possible these should ideally be north to east facing to avoid the direct midday sunlight and prevailing wind.

INSTALLATION OF BAT BOX
Bat boxes offer a variety of nest hole options (different aspects, facing different habitats) for several species of bats.

FRUIT TREE STRATEGY
Tree selection: Plant a mix of native and wildlife-friendly fruit trees: apple, plum, cherry, pear, crab apple, elder, and rowan. Plant trees at varying heights and stages (young or mature).

Select early, mid, and late flowering varieties to support pollination over a long season.

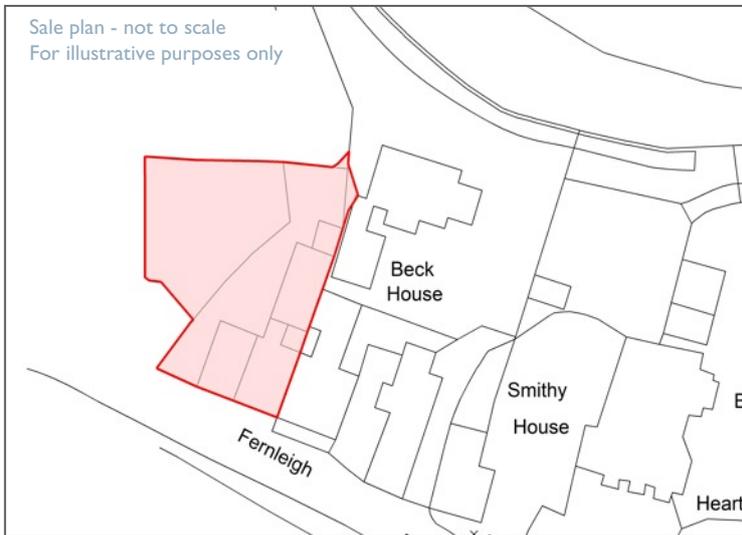
Underplanting - Establish a ground layer of pollinator-friendly plants: borage, comfrey, yarrow, clover, and wildflowers. Include nitrogen-fixing species such as lupine and vetch.

Habitat Creation - Retain some fallen fruit to support insects, birds, and mammals.

Use manual, efficient watering methods during establishment.

Scale: 1:100 at A1 3051 02 A

Client: M. Uddle
Consultant: Alterations and Extension
Beecharood
Barnby
LAG 2LJ
PROPOSED DETAILS



The finer details

Council Tax

Beechwood is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

The Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

- Carpets and integral white goods are included in the sale
- Freehold, with vacant possession on completion
- No onward chain

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.

Beechwood, Barbon, LA6 2LJ

Approximate Gross Internal Area
 House = 145.3 sq m / 1564 sq ft
 Barn = 81.5 sq m / 877 sq ft
 Total = 226.8 sq m / 2441 sq ft

Current floor plan layout



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1226435)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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