



**HACKNEY
& LEIGH**

£575,000

Conder Barn, Rigmaden, Mansergh, LA6 2ET

A beautifully presented three-bedroom barn conversion, combining an abundance of traditional character with stylish modern living, all set within the sought-after courtyard development at Rigmaden Court, Mansergh. Enjoying breathtaking 360-degree views across the surrounding fells and Yorkshire Dales, Conder Barn offers a unique blend of rural charm, high-quality finishes and thoughtfully designed contemporary interiors.

Quick Overview

Modern Barn Conversion
Panoramic Views Of Yorkshire Dales
Vast Open Plan Living
Character Features Throughout
High Quality Kitchen Appliances
South Facing Garden
Large Garage & Off Road Parking
Dual Aspect Fire Place
Surrounded By Wildlife
Ultrafast Broadband Available



3



2



1



D



Ultrafast
Broadband



Allocated parking

Property Reference: KL3693



Entrance Hall



Living/Dining Area



Full of character and individuality, the property has been carefully enhanced by the current owners to create a home where original barn features sit beautifully alongside modern comforts. Exposed stonework, characterful beams and a striking vaulted ceiling provide a wonderful sense of history and architectural interest, while the clean lines, neat finish and carefully considered improvements throughout create a fresh, contemporary feel. A particularly appealing feature is the dual-sided multi-fuel stove, set within an exposed stone fireplace, which forms an impressive focal point and brings warmth and atmosphere to the living space.

Mansergh is a picturesque rural parish surrounded by the rolling countryside of the Yorkshire Dales, ideally positioned between Kirkby Lonsdale and Kendal. Renowned for its peaceful setting and beautiful open landscapes, the area offers an appealing balance of country living and everyday convenience, with access to road links via the M6. Nearby Kirkby Lonsdale provides an attractive selection of independent shops, cafés, restaurants and well-regarded schools. Adding to the property's rural appeal, Conder Barn benefits from a fresh spring water supply drawn from the surrounding fells and streams, further connecting the home to its beautiful natural setting.

Step through the front door into a welcoming entrance landing, with stairs leading up to the main living accommodation and down to the bedrooms.

The first floor is undoubtedly a highlight of the home, where the impressive open-plan kitchen, dining and living area has been thoughtfully opened up to maximise the natural light, generous proportions and spectacular surrounding views. The outlook is particularly special, with far-reaching countryside vistas extending across the Yorkshire Dales and surrounding fells. From the kitchen through to the dining and living areas, the views create a wonderful sense of openness, bringing the landscape into the heart of the home.

The living area retains a wealth of character, with exposed beams, a vaulted ceiling and the striking dual-sided multi-fuel stove set against the exposed stone fireplace. Large windows frame the countryside beyond, creating a seamless connection between the traditional interior and the natural beauty outside. There is ample room for both lounge and dining furniture, making this a welcoming and sociable space for everyday living and entertaining. Useful alcoves within the dining area provide neat, integrated storage while maintaining the clean and uncluttered finish found throughout the property.

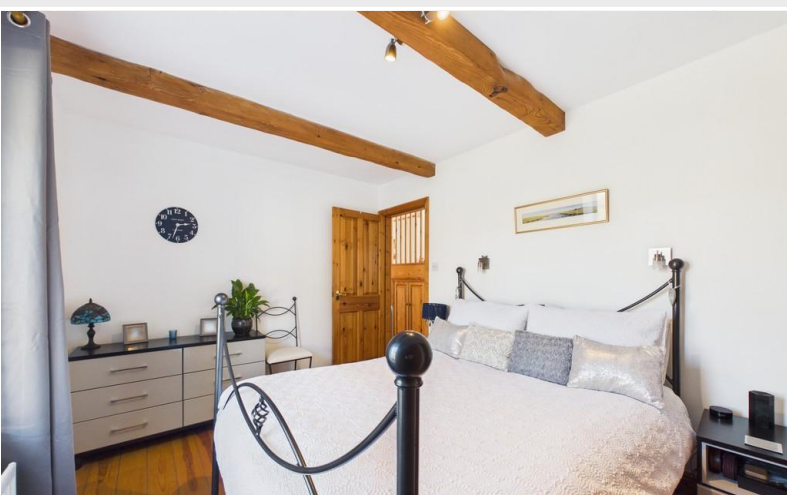
The contemporary kitchen has been finished to a high standard, combining attractive cabinetry with quality appliances and excellent functionality. A range of modern wall and base units is complemented by an induction hob with integrated extractor, two NEFF ovens, one incorporating a plate-warming function, a dishwasher and a NEFF American-style fridge freezer. The quality of the fittings and the carefully maintained presentation create a kitchen that is both practical and stylish, perfectly suited to modern living. Positioned within the open-plan layout, the kitchen also enjoys the remarkable views, making even everyday moments feel connected to the surrounding landscape.



Kitchen



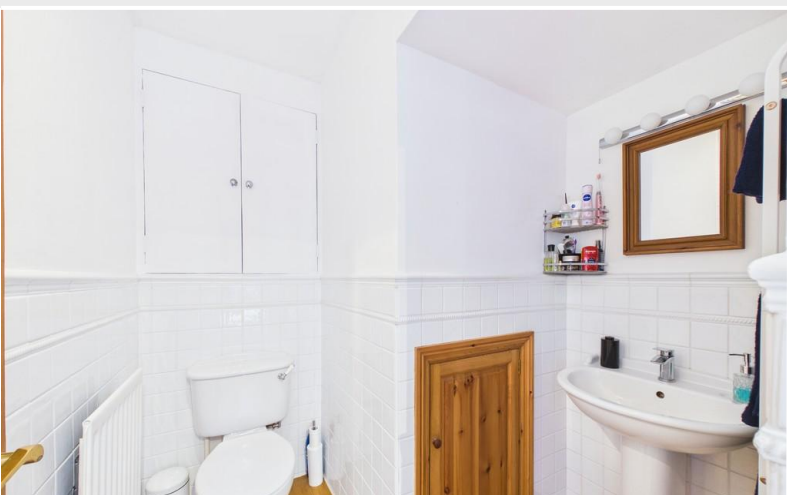
Kitchen



Bedroom One



Bedroom One



En Suite

An inner hallway provides convenient coat and shoe storage and leads to a useful utility room, housing the boiler and offering additional worktop space and plumbing for a washing machine. From here, steps descend to a charming enclosed, stone-walled patio to the side of the property, providing a sheltered and low-maintenance outdoor seating area.

The lower ground floor accommodates three bedrooms, all enjoying front-facing views. The principal bedroom is a comfortable double, complete with an en suite shower room fitted with a shower, W.C. and washbasin. Bedroom two is a further double bedroom, while bedroom three is a single room, currently utilised as a dressing room, offering flexibility for a home office or occasional guest accommodation.

The generously proportioned family bathroom is fitted with a bath and shower over, W.C., washbasin and an airing cupboard, providing practical storage and convenience.

Externally, Conder Barn benefits from allocated parking, a large garage and gated patio area which leads down to a private south facing garden and seating area.. The garden is a particularly attractive feature, being south-facing and thoughtfully arranged to make the most of the property's outstanding outlook. A terrace provides the perfect setting for outdoor dining, entertaining or simply relaxing and taking in the panoramic views, while enjoying the sunshine throughout the day.

Conder Barn is a distinctive and beautifully maintained home in which traditional barn character and contemporary refinement sit effortlessly together. From the exposed stonework and vaulted ceilings to the high-quality kitchen fittings and neat, considered finish, every element contributes to a welcoming and well-appointed property. Combined with its fresh spring water supply, spectacular 360-degree countryside views and peaceful rural position, this is a rare opportunity to enjoy the character of a traditional barn conversion without compromising on modern comfort and style.

Accommodation with approximate dimensions:

Ground Floor

Bedroom One 9' 2" x 11' 6" (2.79m x 3.51m)

Bedroom Two 16' 1" x 10' 10" (4.9m x 3.3m)

Bedroom Three 9' 2" x 8' 2" (2.79m x 2.49m)

First Floor

Living Room 17' 1" x 11' 2" (5.21m x 3.4m)

Dining Room 13' 1" x 11' 2" (3.99m x 3.4m)

Kitchen/Diner 17' 1" x 16' 1" (5.21m x 4.9m)

Utility 5' 11" x 3' 11" (1.8m x 1.19m)

Garage 12' 6" x 18' 4" (3.81m x 5.59m)

Property Information

Parking

Tenure Freehold (Vacant possession upon completion).

Please note, the property has covenants that buyers should be aware of. Please contact the office for further information.

Services Mains electricity. Shared Spring water supply. Oil fired heating. Shared septic tank drainage. Please note that due to updated regulations for septic tanks and



Bedroom Two



Bathroom



Bedroom Three



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.

(Please note there is a monthly service charge payable. Please contact the office for further details.)

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Floor 0



Floor 1

Approximate total area^m
113.9 m²
1226 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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A thought from the owners...

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