davis & bowring
estate agents

# WINTERBURN HOUSE

**£1,175,000**

## Whittington, LA6 2NX

**Situated in an edge of village location, a substantial stone and slate barn conversion within a good-sized plot and enjoying splendid, far-reaching views of Ingleborough to the east.**

Spacious and light accommodation with a well-planned layout - hall, sitting room and living dining kitchen with access to the garden, utility/laundry room, cloakroom, gallery landing providing a study/home office, four double bedrooms, two en suite shower rooms and a family bathroom. Gated, gravel drive, detached double garage and excellent parking provision. Generous garden with lawns bordering open fields, mature planting, several seating areas and a small copse.

**An excellent family house in this popular Lune Valley, Conservation Area village convenient for Kirkby Lonsdale, Lancaster, the A65 and M6.**





# Welcome to **WINTERBURN HOUSE** **£1,175,000**

## Whittington, LA6 2NX

**Here's our TOP TEN reasons to love Winterburn House:**

1. **Location, location, location** - an enviable and picturesque edge of village setting, set well back from the road.
2. **Splendid views across open countryside** towards Ingleborough and Leck Fell to the east and over fields to the north. Many of the rooms are dual aspect and enjoy the wonderful outlook.
3. **It's really rather roomy** - a substantial, detached barn conversion with a gross internal area of c. 2572 sq ft (239 sq m) and light and bright, sociable family friendly spaces. Since the owner's purchase in 2019, they have carried out upgrading work (creating an open plan living kitchen [formerly two rooms], the installation of a new kitchen, the replacement of all external doors and windows, some with electric blinds, the installation of a new boiler, under floor heating in the dining kitchen and utility room and the replacement of some of the radiators.
4. **Come on in** through the rear door into the living dining kitchen. The living room has a multi-fuel stove set on a slate hearth. The kitchen is fitted with a range of base and wall units with granite worktops, a breakfast bar and Neff integral appliances including a halogen hob, electric oven, combination oven/microwave and dishwasher. There is space for an American style fridge/freezer. The kitchen is triple aspect with double doors leading out to the garden. Off the kitchen is the utility/laundry room with undercounter space for a washing machine and tumble dryer, fitted and built-in cupboards. From the kitchen, a good-sized staircase hall with feature curved wall and large store cupboard. Completing the ground floor accommodation is the generous, triple aspect sitting room with glazed doors out to the garden and a multi-fuel stove set on a slate hearth.
5. **Generous gallery landing** - a room in itself, with a fitted cupboard and desk, offering the ideal space for a study/home office. On the inner landing with skylight window there are two built-in cupboards, one with the hot water cylinder.
6. **Sweet dreams** - off the landing are four double bedrooms, three being open to the apex with cruck beams. The en suite principal bedroom is dual aspect as are en suite bedroom 2 and bedroom 3.
7. **Bath/shower rooms** with a good-sized four piece family bathroom and two en suite shower rooms. In addition, there is a two piece cloakroom to the ground floor.
8. **Mature gardens** - set in a plot of 0.60 acres (0.24 hectares) with large lawns bordering open fields to the north and east, planted borders, various seating areas including a circular seating terrace with access from the dining kitchen and sitting room and a small copse and log store. There is also a gravel and flagged foregarden.
9. **Excellent garaging and parking** - the detached double garage is situated to the north of the house with twin up and over doors, personnel door, power and light. There is also a fitted base unit with sink unit. A gated gravel drive provides great parking provision.
10. **Highly accessible location**, convenient for Lancaster, Kirkby Lonsdale and transport links as well as the stunning, surrounding landscapes. For additional information on the surrounding area please see page 5.

















# A sought-after Lune Valley village

**Whittington**, a Conservation Area, is a popular village with families, couples (both retired and professionals) and people looking for both first and second homes. With an active community, there is a church (St Michaels) and a village hall with a weekly outreach Post Office service.

The award-winning Cumbrian market town of **Kirkby Lonsdale** (2.5 miles) provides a good range of local facilities - individual shops, churches, a Post Office, doctor's and dentists' surgeries, an opticians, Booths supermarket and Boots Chemist as well as a great selection of restaurants, pubs and tea shops. The town can be accessed via a scenic walk along the river.

Both the historic market town of **Kendal** (15.3 miles), known as the Gateway to the Lakes and the Georgian city of **Lancaster** (14.5 miles) offer a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

**The area is well served for schools**; both Arkholme and Kirkby Lonsdale have primary schools with Queen Elizabeth School at Kirkby Lonsdale and at Lancaster, Girls' and Boys' grammar schools. There are independent schools at Sedbergh, (with the Preparatory School at Casterton) and Giggleswick.

**Boasting stunning countryside**, the Lune Valley is midway between the Lake District and Yorkshire Dales National Parks, close to the National Landscapes of the Forest of Bowland and Arnside and Silverdale, as well as Morecambe Bay Estuary - perfect if you are seeking a base from which to enjoy the glorious outdoors.

**Connectivity** - Whittington is very accessible for road and rail links. There's a direct bus to Kirkby Lonsdale and Lancaster. For travelling further afield:

**By car** - M6 J35 (8.6 miles) and A65 for travelling east/west (1.6 miles).

**By train** - Oxenholme (12.1 miles) and Lancaster have stations on the West Coast line with direct trains to London Euston, Manchester (and airport), Birmingham, Glasgow and Edinburgh. Historic Carnforth Station (9.2 miles) on the Bentham and Furness line with trains from Barrow to Leeds.

**Airports** are at Leeds Bradford (52.2), Manchester (75.7 miles) and Liverpool (80.7 miles).

**To find the property** - from Kirkby Lonsdale, head south on the B6254 and turn first right before entering the village itself, and before Loyne Park onto a private drive. Then bear right through a gated entrance and onto the private gravel drive.

*what3words reference: ///clubbing.science.status*

# Services and specifications

- Mains electricity, gas and water
- Private drainage to a septic tank within the property's boundaries
- Gas central heating, boiler installed in 2020
- Broadband is connected
- Multi-fuel stoves in the living and sitting rooms
- Double glazed windows and external doors, all replaced in 2022
- Underfloor heating in the dining kitchen and utility room
- Electric blinds in the dining kitchen, three bedrooms and gallery landing
- Solid oak internal doors
- Heated towel rails in the bath/shower rooms
- Automatic lighting in the hall store cupboard
- External lighting














# The finer details

### Council Tax

Winterburn House is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local and Planning Authority

Lancaster City Council

W: www.lancaster.gov.uk

### Please note

- Included in sale: carpets, curtains and blinds (excluding those in the principal bedroom), curtain poles, light fittings, and Ring camera
- The American fridge freezer and wardrobes are available by separate negotiation
- Freehold, with vacant possession on completion
- The first section of the drive off the highway is in the ownership of the neighbouring property, Cockin Barn. Winterburn House has a right of access across.

### 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.

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

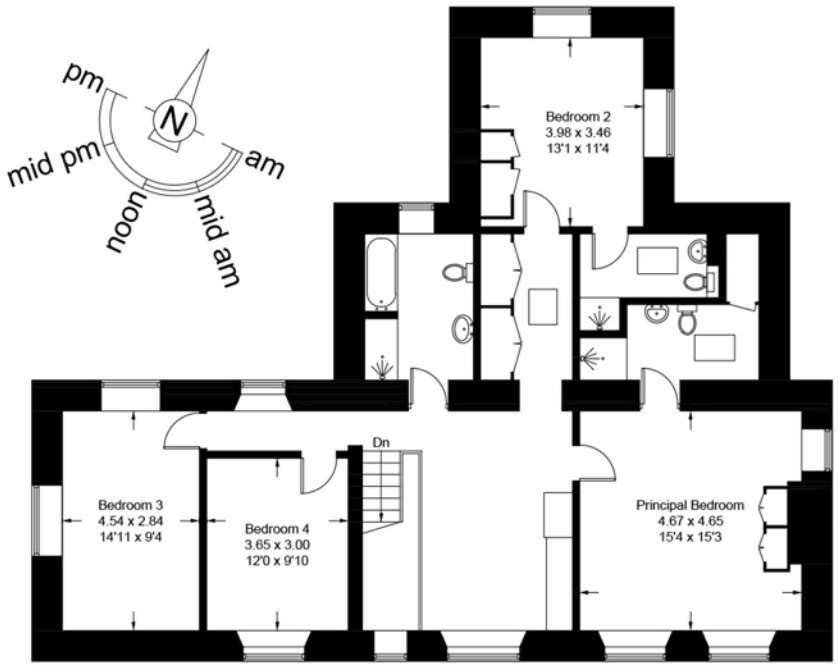
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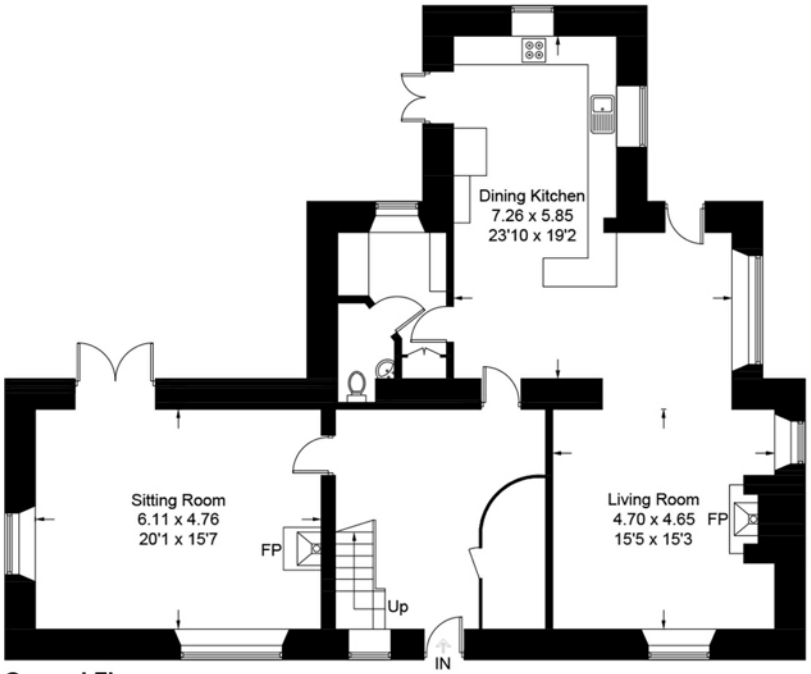
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# Winterburn House, Whittington, LA6 2NX

Approximate Gross Internal Area = 239.0 sq m / 2572 sq ft




**First Floor**




**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1346050)

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