



Burton In Lonsdale

£590,000

Middle Barn, Mount Wellington, Burton in Lonsdale, North Yorkshire, LA6 3NA

Set in the village of Burton in Lonsdale, on the edge of the Yorkshire Dales, Middle Barn is a Grade II listed former cow barn conversion and one of five homes forming Mount Wellington. This characterful property is full of the things that make a country house feel properly homely — oak beams, exposed stone, cast iron radiators, a large fireplace and plenty of windows looking out across the surrounding countryside.

Quick Overview

Open-plan kitchen and dining room
Beautiful Living Room
Three generous double bedrooms
Exceptional grade II listed home
Charming Features Throughout
Off Road Parking & Garage
Attractive village location
Well maintained rear garden
B4RN hyper-fast broadband
Beautiful countryside views



3



2



1



C



B4RN
Available



Garage &
allocated parking
space

Property Reference: KL3756



Kitchen/Dining Room



Kitchen/Dining Room



Living room



Office

The house opens into a large open-plan kitchen, sitting and dining room through double oak doors. The kitchen has a tiled floor, exposed oak beams and two rear-facing windows looking onto the garden. One of the windows sits above the Belfast-style sink, giving you a pleasant view while you're washing up. There are granite worktops, plenty of handcrafted wooden wall and base units for storage and a central island with further storage and space for quick breakfasts. A Rangemaster range cooker sits beneath a tiled splashback, and there is plenty of room for a good-sized table in the dining area. At the back of the kitchen is a door leading to a useful utility room. This houses the boiler and has plumbing for a washing machine.

The living room is the star of the show and won't fail to impress and can be accessed from both the kitchen and dining room through oak doors. It's a good-sized family room with exposed brick stone walls, oak beams, wooden flooring and a large barn-style front window overlooking the countryside. There is also a smaller front-facing window, giving the room plenty of natural light. A stone hearth with a large feature stone surround and multi fuel stove makes a cosy focal point in the room.

Just off the living room is a separate room currently used as a home office. There is built-in storage around the room and a front-facing window. It could also work well as a snug or additional bedroom, depending on your needs. There is also a downstairs WC next to the room.

A spiral cast iron staircase leads up to the first-floor landing with high ceilings and a chandelier adding to the sense of space.

The main bathroom is straight ahead and has tiled flooring, exposed stone walls and a rear-facing window. There is a W/C a freestanding roll-top bath, wash basin and separate shower. There is also a - floor mounted heated towel rail.

The main bedroom is a good-sized double room with a front-facing window looking across the surrounding fields. There is a cast iron radiator and a feature cast iron coal stove. The room also has an en suite bathroom with a WC, wash basin, claw foot bath with shower over and a floor mounted heated towel rail. The walls are partly tiled, with some exposed stone, and there is a rear-facing window. A small spiral staircase leads from the bedroom to a useful dressing area or additional storage area.

There are two further double bedrooms at the other end of the landing.

Bedroom two has a front-facing window and cast-iron radiator, while bedroom three has a rear-facing window and cast-iron radiator. Both rooms are good sizes and would also work well as guest bedrooms, children's rooms or home offices.

An oak ladder leads up to a loft room offering flexibility for work, hobbies or storage. There is a Velux window providing natural light.



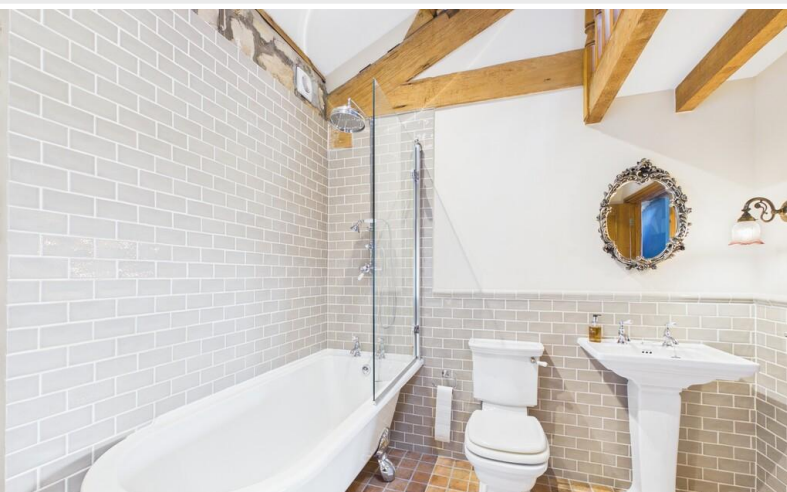
Fireplace



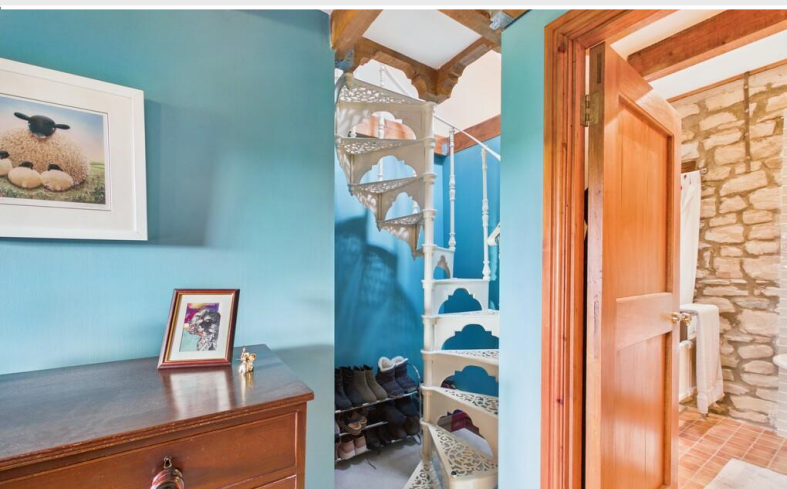
Stairs



Bedroom One



Ensuite Shower Room



Stairs to dressing area



Family Bathroom

The rear well stocked garden has a small patio area, suitable for a garden table and chairs, along with planted raised flower beds.

Opposite the house is a large double garage which comfortably fits a car and also provides useful storage space. There is parking in front of the garage, as well as a designated visitor space in the communal car park just beyond the house.

Burton in Lonsdale is a small village in the Yorkshire Dales, close to the River Greta and surrounded by countryside.

The village has a strong community spirit with a community shop and post office, an active village hall and a newly re-opened, community owned village pub serving food.

There are plenty of walks around the village and along the River Greta, while nearby Ingleton and Kirkby Lonsdale offer further shops, pubs, cafés and places to eat.

The village is also well placed for exploring the Yorkshire Dales, with the Three Peaks and other well-known walking areas within easy reach.

For anyone looking for a characterful home with countryside on the doorstep, this is a lovely place to settle.

Kitchen/ Dining Room: 11' 11" x 19' 10" (3.64m x 6.07m)

Dining Room: 13' 0" x 10' 1" (3.97m x 3.08m)

Living Room: 25' 9" x 20' 11" (7.86m x 6.40m)

Office: 8' 9" x 9' 10" (2.68m x 3.01m)

WC: 4' 7" x 3' 3" (1.41m x 1.01m)

Utility Room: 4' 7" x 6' 0" (1.41m x 1.83m)

Bedroom One: 17' 0" x 10' 11" (5.19m x 3.34m)

En-suite: 8' 2" x 10' 11" (2.51m x 3.35m)

Dressing Room: 14' 4" x 8' 3" (4.38m x 2.54m)

Bathroom: 8' 11" x 8' 10" (2.74m x 2.71m)

Bedroom Two: 10' 6" x 10' 7" (3.22m x 3.24m)

Bedroom Three: 11' 0" x 10' 8" (3.37m x 3.26m)

Storage: 14' 7" x 10' 8" (4.45m x 3.27m)

Garage: 18' 4" x 15' 10" (5.60m x 4.83m)

Parking: The property has a garage, a parking space and a designated space in the communal carpark.

Tenure: Freehold



Bedroom Two



Bedroom Three



Back Garden



Patio Area



Garage & Parking

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

Council Tax: North Yorkshire Council. Band F

Viewings: Strictly by appointment with Hackney & Leigh.

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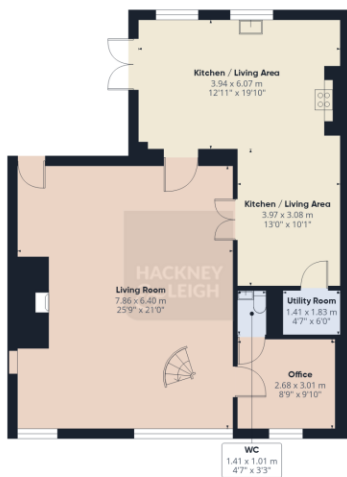


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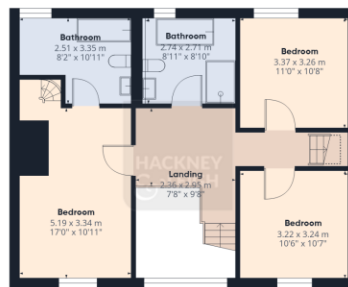


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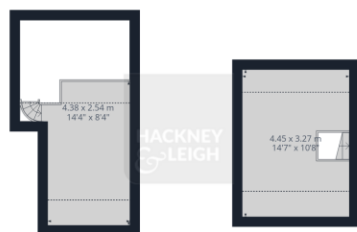
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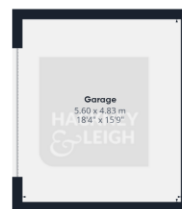
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

214.8 m²
2312 ft²

Reduced headroom

10.5 m²
113 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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