



## Untitled Street, Kirkby Lonsdale, LA6

**£850,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 4

..... STUNNING DETACHED CHARACTER PROPERTY IN SOUGHT AFTER AREA ..... Housesimple are pleased to present to the market this stunning detached property situated in the beautiful village of Barbon, near Kirkby Lonsdale in the Yorkshire Dales National Park. This delightful home is set in

## Key features:

- Detached Property
- Sought after location
- 4 Double Bedrooms
- 4 Bathrooms
- 4 Reception Rooms
- Double Garage
- Utility Room
- Orangery
- Set in Qtr Acre
- Feature Fireplaces
- GCH
- Full UPVC
- Superfast Broadband

## Extra info:

- **Property Age:** 17 years
- **Council Tax:** Band G (£3145.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



..... STUNNING DETACHED CHARACTER PROPERTY IN SOUGHT AFTER AREA .....

Housesimple are pleased to present to the market this stunning detached property situated in the beautiful village of Barbon, near Kirkby Lonsdale in the Yorkshire Dales National Park. This delightful home is set in off the road but in the centre of the village, in a quarter of an acre of landscaped garden and orchard bordering the bank of Barbon Beck and looking out across the Beck over fields and woodland to the hills rising a short way beyond.

Architect designed and built in 2002 the property has all the features of modern living, including mains gas and gigabyte fibre internet connection but in a traditional character style.

On the ground floor is the large airy and spacious hall, off which is the main sitting room with polished limestone feature fireplace. A large open kitchen/diner opens onto the garden, and is fitted with modern farmhouse units, granite worktops, an Aga range cooker and integrated appliances. Also leading off from the hall is a study or snug with woodburning stove and the sitting room with limestone fireplace and gas stove type fire. Accessible from the snug and the sitting room is a sun lounge or orangery overlooking and opening onto the gardens. There is a large utility room and ground floor cloaks/WC. All the rooms are very well proportioned and the high ceilings throughout give a lovely feeling of space.

A light oak staircase leads from the hall to the first floor and a large galleried landing. The master suite has an en-suite bathroom with bath, wc, bidet, washbasin and separate shower. Bedrooms 2 and 3 are both double bedrooms and share a 'Jack and Jill' bathroom. Bedroom 4 has the added benefit of fitted wardrobes. A further family bathroom completes the upstairs layout. All the bedrooms enjoy the views over the Beck and fields to the nearby hills.

To the front of the property is an extensive driveway and parking area, sufficient for at least six vehicles and leading to a large double garage which has internal access through the utility to the house beyond. The loft in the garage is floored, with light, power and pipework ready to connect to the central heating system. With the addition of roof lights it is ready for conversion to further accommodation if desired.

The rear garden is stunning, very private and has been landscaped with many features including an elevated circular timber deck over the slope to the riverbank.

Amenities including the village shop and bistro, the church, the quiet country pub and the village hall are walking distance within the village and excellent schools both state and private are nearby.

The well known market town of Kirkby Lonsdale, recently reported as having the best quality of life in Britain by the Sunday Times and with a range shops and services including a Booth's supermarket, is 5 minutes away by car, the M6 motorway is 15 minutes drive, Oxenholme mainline station 20 minutes, Kendal and the City of Lancaster half an hour. It is easy to be on the shores of Windermere in the central Lake District in 40 minutes.

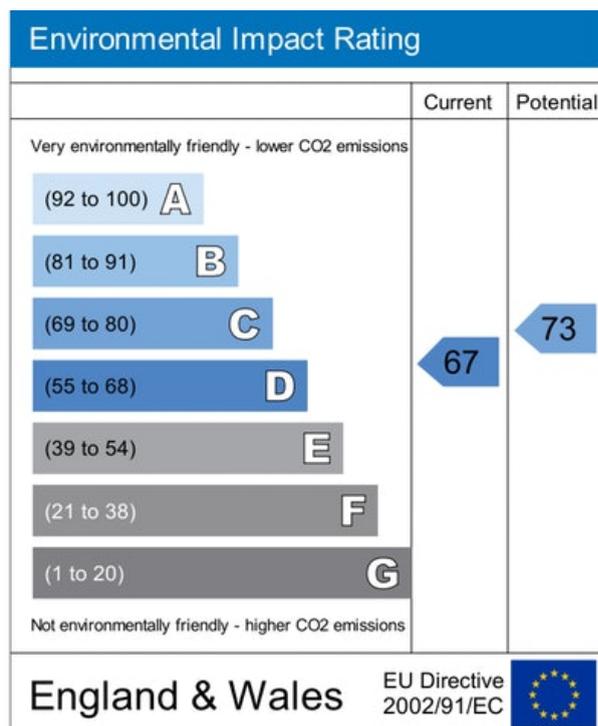
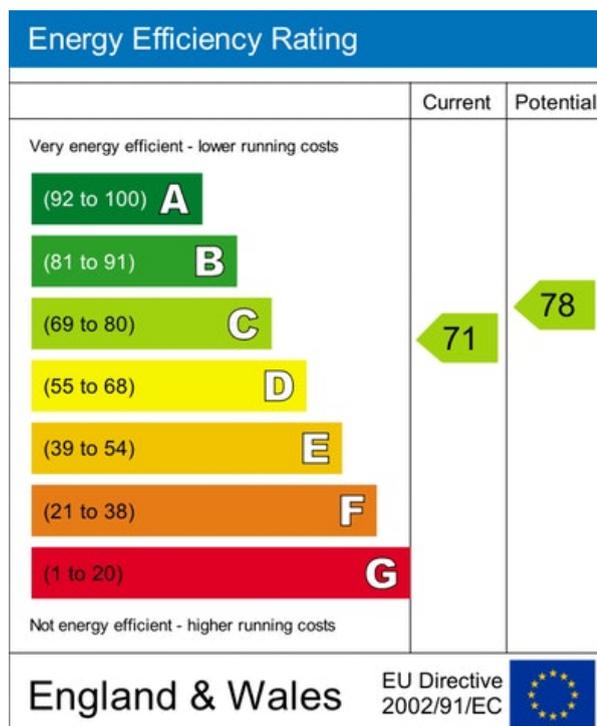
This is a stunning home in a lovely and welcoming Dales community, set in a uniquely lovely spot and with easy access to some of the rest of the most beautiful country in Britain. It must be seen to be appreciated, having many charming features and being move in ready. We thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

(Internal photos to follow)

Floor plan:

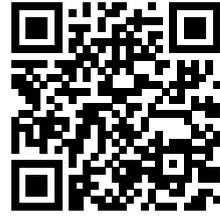


Energy Performance Certificate:



## MISREPRESENTATION ACT, 1967.

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