

OIEO £800,000



Armitstead
Barnett

Burr Barn, High Fleetholme, Lowgill, Kendal, Cumbria LA8 0BN



Burn Barn
High Fleetholme
Lowgill
Kendal
Cumbria
LA8 0BN

Offers in excess of £800,000

- Character barn with generous living accommodation throughout.
- Separate 2-bedroom annexe accommodation.
- Beautiful gardens and grounds, and adjoining paddock extending to 0.91 acres, or thereabouts, in all.
- Located in a sought-after and accessible location with a stunning backdrop.
- Additional land available by separate negotiation.



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Set against the backdrop of the Howgill Fells, this stunning barn offers the perfect place to call home. Being a beautifully converted stone barn providing flexible and generous living space over three floors, with split level accommodation. Adjacent is a detached annexe which provides flexible accommodation and is ideal for those looking for multi-generational living, a self-contained annexe with holiday let potential or an excellent place to work from home. The property offers generous gardens and grounds, with adjoining paddock. In all, the property extends to approximately 0.91 acres, or thereabouts. For those looking for a small holding and lifestyle opportunity, there is additional land available by separate negotiation, approximately 20 acres, or thereabouts.

The location is a perfect rural retreat, with excellent connectivity and transport links. Occupying a position surrounded by Cumbria's finest scenery, yet it is only minutes from Junction 37 of the M6, which ensures the surrounding areas can be easily accessed. The charming market town of Sedbergh, known for its independent shops, cafes and services, is just a short drive away; with the quaint market town of Kirkby Lonsdale offering further amenities, eateries, boutiques and independent shops beyond. Despite its rural setting, the property benefits from B4RN broadband, offering some of the fastest internet speeds available, making it an ideal place to work from home.





The barn, being the main residence, is a spacious and characterful space which has been carefully designed to retain original character features whilst offering generous and flexible accommodation. The property has been significantly upgraded during the current owners' occupation and offers excellent quality finishes. Spread over three levels, the property has accommodation over 2,300 sq ft.

Entered from the front into an open hallway, the ground floor offers an impressive living room which is the heart of the home, set around a feature stone fireplace and multi fuel open fireplace. This room opens into a charming conservatory which provides an ideal space to take in the surrounding views, whatever the season.



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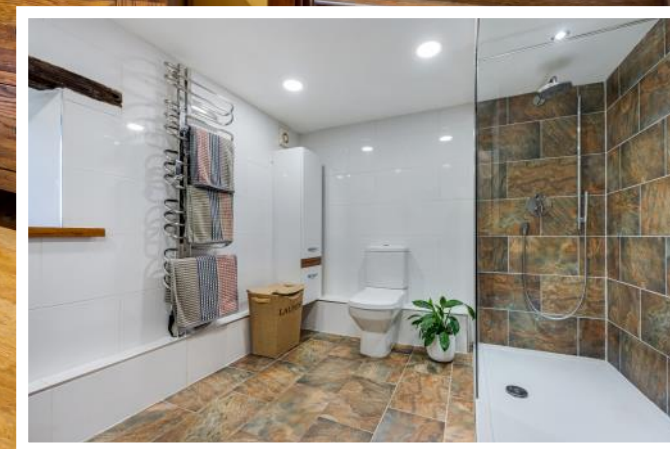
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The lower ground floor provides additional accommodation by way of the kitchen, which is a generous and sociable room, ideal for family life or entertaining. The kitchen offers a range of wall and base units with a central curved island, which seamlessly links the space. Beyond is a dining hall, offering a more formal dining setting, perfect for family meals and entertaining. The ground floor is completed with a practical utility area, providing laundry and cloakroom facilities, as well as a separate personal access door for everyday use.

From the half landing is a principal bedroom being a sizable room with ensuite shower room and a balcony. The stairs continue to the first floor which has three further bedrooms, one which is an ideal guest suite. The remaining two bedrooms share the house bathroom, which is finished to a high standard.

Throughout the barn, the accommodation offers character and charm, including original timber beams, exposed stonework, deep set windowsills and solid wood doors. The split-level accommodation provides functional accommodation for both families and couples alike.



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For those looking for additional accommodation, and suited to multi-generational living, potential holiday let income and / or an ideal space to work from home, set adjacent to the main house is a converted stone annexe building, which is an invaluable addition. Offering just over 1,000sq ft of living space across two floors, the property has its own private access and services. To the ground floor is a spacious lounge and office space which would easily serve as a third bedroom and / or kitchen area. the ground floor is completed by cloakroom facilities off the entrance, which is ideal for easy access when coming in from the garden.



Upstairs there are two comfortable double bedrooms, one with the benefit of an ensuite, and the other which uses the main bathroom. The bedrooms therefore both offer exceptional privacy. The quality of the accommodation within the annexe is consistent with that of the main house, making the most of the space.



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Outside, the property is approached via a driveway which leads to the subject property and one further property beyond. The beautifully maintained gardens reach across the driveway and offer an outdoor space which is made up of planting, manicured lawns, stone flagged seating areas and a vegetable garden. The garden is ideal for summer gatherings, and the various patios perfect for morning coffee or alfresco dining whilst taking in the stunning views.

Adjoining the gardens is a paddock area, ideal for those with equestrian interests or hobby farming aspirations. The adjoining land offers an ideal rural lifestyle, and with additional land of up to 20 acres available separately, there is excellent opportunity to develop equestrian or hobby farm interests further.



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General Remarks

Services: Mains electricity available and connected, water is via a private supply – borehole, heating is via an oil-fired system, drainage is via a treatment plant. Note, there is an electric charging point on the exterior of the annexe.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking: On driveway for several vehicles

Construction Type: Stone under slate roof for both barn and annexe.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Westmorland & Furness Council

Council Tax: Newbiggin Farm Band G

Restrictive Covenants : None so far as we are aware.

Unimplemented Planning Consents : Please note, we are not aware of any unimplemented planning consents affecting the subject property .

Conservation Area / AONB : The property is located within the Yorkshire Dales National Park.

Flooding : The property has not flooded within the last 5 years. According to the Environment Agency's website the property sits in flood zone one.

Boundaries: Please note, the property being sold is as per the Title Plan. There is a fence in situ on the ground which does not follow the existing Title boundary fence.

Easement, and Wayleaves or Rights of Way : The subject property has the right of access over the driveway leading to the property, which is owned and maintained by the neighbour at the bottom. There is also an informal agreement with the neighbour providing access to them for their water supply, which crosses the adjoining paddock.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of [Emma Hodgkinson BSc \(Hons\) MRICS FAAV MNAEA tel: 01539 751 993](#). Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words: [///kettles.deck.eggplants](#)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

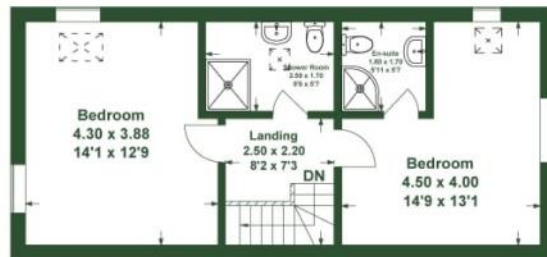
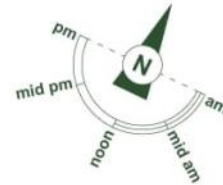
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

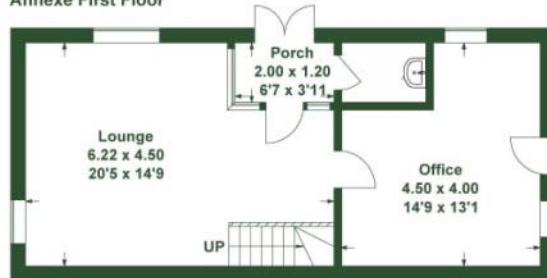
IMAGES WERE TAKEN IN MAY 2025

Approximate Gross Internal Area : 216.75 sq m / 2333 sq ft
Annexe : 93.33 sq m / 1005 sq ft
Total : 310.08 sq m / 3338 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



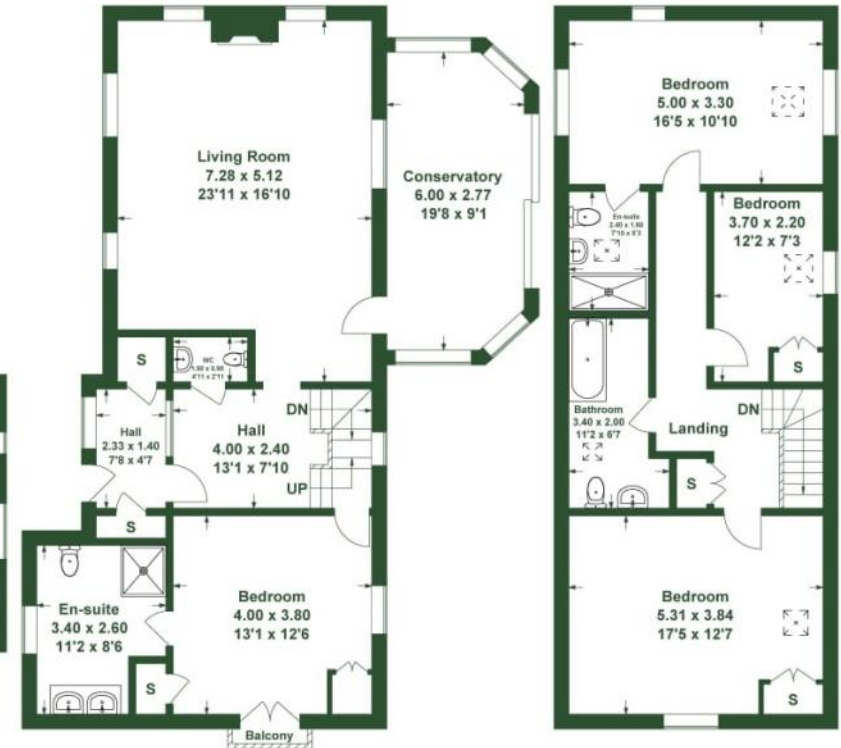
Annexe First Floor



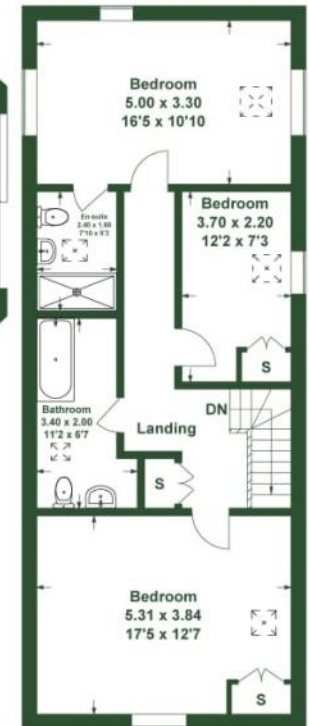
Annexe Ground Floor



Ground Floor



First Floor



Second Floor

Amitead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		



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