



Low Biggins, Kirkby Lonsdale, LA6 2DH

Offers Over £650,000



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3 Bedrooms



2 Bathroom

- 
- Beautiful barn conversion with flexible accommodation with far reaching views
  - Set within a sought after position within walking distance of Kirkby Lonsdale
  - Gardens, parking and garaging
  - Catchment for excellent schooling
  - Highly accessible and well connect location



This characterful stone barn conversion has been in the same family since 1994. Having had only one owner, the property now offers a superb opportunity to update this family home to provide an excellent property set on the edge of Kirkby Lonsdale.

With far-reaching views over countryside, yet within easy walking distance of the market town, this unique home offers the perfect balance of tranquillity and convenience. Kirkby Lonsdale is positioned within a short walk of the property and offers a vibrant community atmosphere, with an excellent range of independent shops, cafes and pubs, as well as a supermarket, health services and highly regarded schools, both primary and secondary.



The A65 provides convenient access and connectivity to the M6 at Junction 36 and east towards Skipton. Railway services are available at Oxenholme and Carnforth, as well as Wennington, giving excellent connections to the West Coast Mainline and the Leeds Line. For those looking to enjoy the great outdoors, the location sits between the Yorkshire Dales and Lake District National Parks.

Converted in 1994 and lovingly cared for by the same owners ever since, the property now offers an exciting opportunity for modernisation. With well-proportioned and versatile layout, there is scope to enhance the property whilst making the most of the outlook. Throughout the property there is bespoke joinery and traditional features, which add to the warmth and charm.



The heart of the home is a welcoming living / kitchen area, perfect for family life and entertaining. The kitchen area is set to one side and offers ample wall and base units for storage, set around a range cooker, which also serves the central heating. Beyond is a sitting / dining area, making this an ideal space for everyday living and entertaining alike. The dual aspect windows allow ample natural lighting, making this an inviting area to spend some time.

To complete the ground floor there are 2 bedrooms, one being a sizable double bedroom with dual outlook to the front and a fitted storage area. The other, smaller, bedroom has an outlook to the front, making this an ideal bedroom and / or office space. The ground floor accommodation is completed by a sizable shower room with shower cubicle, WC and wash hand basin.

The stairs lead from a central hallway to a generous landing space, which gives access to the stand out sitting room. This bright and airy space is well positioned to take in the rural views from both the front and the rear. Set around a wood burning stove with a stone surround, this space is ideal for all seasons and offers character and comfort.







The principal bedroom is also located on the first floor with a dual outlook to the front and has the use of the house bathroom comprising a bath, WC and wash hand basin. With 3 bedrooms and 2 bathrooms, the property ensures practicality for modern living whilst offering accessible accommodation.







Outside, the space has been thoughtfully designed for ease of maintenance whilst maximising the enjoyment of the stunning surroundings.

To the rear a stone flagged terrace provides a perfect area for outdoor dining or relaxing, with uninterrupted views towards the distant fells. A raised flower bed adds colour throughout the year, whilst the designated vegetable garden caters for those with more green-fingered interests.

A detached garage provides an excellent workshop or parking area and is ideal for those looking for a bit more space. Complemented by an additional storage area for logs and equipment, this is a useful addition to the property. A block-paved driveway to the side offers parking for at least 2 vehicles and provides the opportunity for the garden to be enclosed by the side gate.

Woodend Barn offers a rare combination of character, setting and potential, giving buyers the opportunity to personalise and enhance this home. With beautiful surroundings, a thriving market town on the doorstep and excellent connectivity, this is a home that delivers on all levels.





## General Remarks

**Services:** Mains electricity, mains gas, mains water and mains drainage available and connected. The central heating system is run from the gas-fired Watson Range. The property also has a security alarm.

**Parking allocated and number of spaces :** On site for approximately 2 vehicles.

**Construction Type :** Semi detached stone under slate roof converted barn. Note, the property is attached in part to the outhouse of a neighbouring property.

**Restrictive Covenants :** We are aware that the property Title contains covenants relating to boundaries. We are also aware that there is a right for the supply of water to a trough on adjacent land, which is referenced in the Title documentation.

**Listed building :** None.

**Conservation Area / National Landscapes :** None known.

**Easement, and Wayleaves or Rights of Way :** The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. We are aware there is a right of way over the front of the property for neighbouring properties.

**Footpaths / Bridleways :** The property is listed as being at very low risk of flooding from surface water, rivers and seas.

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

**Unimplemented Planning Consents :** None known.

**Planning Consents affecting the property :** None known.

**Local Authority:** Westmorland and Furness Council.      **Council Tax:** Band E

**Broadband:** BT available and connected.

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

**Mortgage ability :** We understand that as far as we are aware it is possible to secure a mortgage against this property.

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**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.

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRICS FAAV MNAEA. 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 Location :** [beep.statue.signal](https://www.what3words.com/?w3w=beep.statue.signal)

**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.

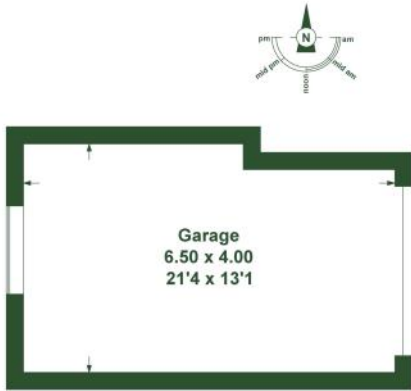
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 141.66 sq m / 1525 sq ft  
 Garage : 24.80 sq m / 267 sq ft  
 Total : 166.46 sq m / 1792 sq ft

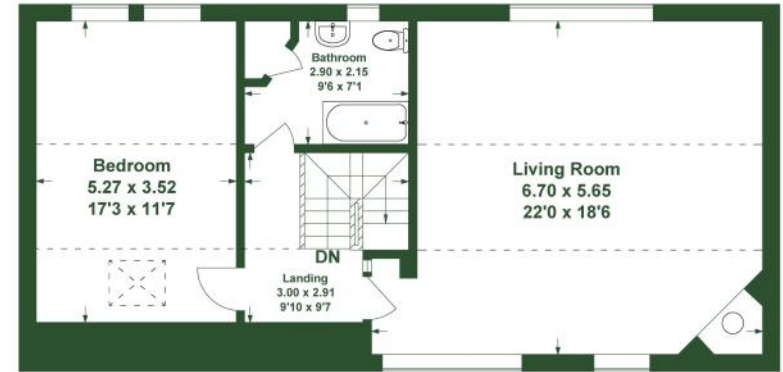
This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media



Garage



Ground Floor



First Floor

Armitstead 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 Armitstead 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 Armitstead 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		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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