

*South Barn*

**KIRKBY LONSDALE**



# SOUTH BARN



Nestled within the picturesque Lune Valley countryside, this stunning semi-detached barn conversion offers a serene escape from the hustle and bustle of everyday life, whilst remaining just a few moments outside of the highly sought-after Market Town of Kirkby Lonsdale.

South Barn sits on a beautiful plot, inclusive of a large 1-acre (approx.) paddock, consisting of agricultural field, a small orchard, and currently housing a hen cabin and flock of hens. This space could be further utilised to suit your individual requirements – subject to potential grant of permissions.





*Take a closer look...*



Property Type:

*Barn Conversion*

Square Footage:

*3561 sqft*

Council Tax Band

*F*

EPC Rating

*E*

Tenure

*Freehold*

# Why Kirkby Lonsdale?

LECK IS A PICTURESQUE VILLAGE LOCATED IN THE SOUTH LAKELAND DISTRICT OF CUMBRIA, ENGLAND. SITUATED AMIDST THE STUNNING LANDSCAPES OF THE LUNE VALLEY, LECK IS SURROUNDED BY ROLLING HILLS, LUSH GREEN FIELDS, AND BREATHTAKING VISTAS THAT EPITOMIZE THE NATURAL BEAUTY OF THE LAKE DISTRICT NATIONAL PARK.

DESPITE ITS SMALL SIZE, LECK BOASTS A RICH HISTORY AND A STRONG SENSE OF COMMUNITY. THE VILLAGE IS HOME TO A CHARMING MIX OF TRADITIONAL STONE-BUILT HOUSES, HISTORIC COTTAGES, AND QUAIN T FARMS, ALL SET AGAINST THE BACKDROP OF THE RUGGED CUMBRIAN COUNTRYSIDE.

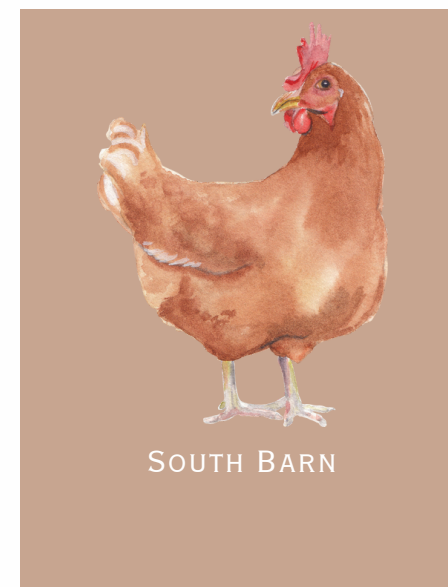
LECK IS RENOWNED FOR ITS TRANQUIL ATMOSPHERE AND IDYLIC RURAL SETTING, MAKING IT A POPULAR DESTINATION FOR THOSE SEEKING A PEACEFUL RETREAT OR A BASE FOR EXPLORING THE NEARBY NATURAL ATTRACTIONS. OUTDOOR ENTHUSIASTS WILL FIND AMPLE OPPORTUNITIES FOR HIKING, CYCLING, AND WILDLIFE WATCHING IN THE SURROUNDING AREA, WITH SCENIC TRAILS AND FOOTPATHS WINDING THEIR WAY THROUGH THE PICTURESQUE COUNTRYSIDE.

ALTHOUGH LECK IS PRIMARILY A RESIDENTIAL VILLAGE, IT IS WELL SERVED BY OTHER LOCAL SETTLEMENTS INCLUDING A RANGE OF AMENITIES FOR RESIDENTS AND VISITORS ALIKE, INCLUDING A VILLAGE HALL, AND A COMMUNITY SHOP ALONG WITH KIRKBY LONSDALE BEING A FIVE MINUTE DRIVE AWAY!

THE VILLAGE ALSO HAS A RICH CULTURAL HERITAGE, WITH HISTORIC LANDMARKS SUCH AS LECK ST PETER'S CHURCH, A GRADE II LISTED BUILDING DATING BACK TO THE 12TH CENTURY, ADDING TO ITS CHARM AND CHARACTER.

Market Town





SOUTH BARN



GARAGE



PARKING



GARDEN



Access to the private sun terrace via bi-folds allows for the perfect combination of outdoor and indoor living – What a space to entertain, both in the height of British summer, and during those cosy winter nights! The garage mezzanine is also accessible from the terrace, providing the perfect opportunity to utilise the space to your needs, whether that be a guest suite, office, or even a self-contained Air BnB! The garage itself boasts a huge floorspace of approximately 630 sq ft, allowing room for at least four cars, a great size workshop, (or even a boat – as the current owners can attest to!).

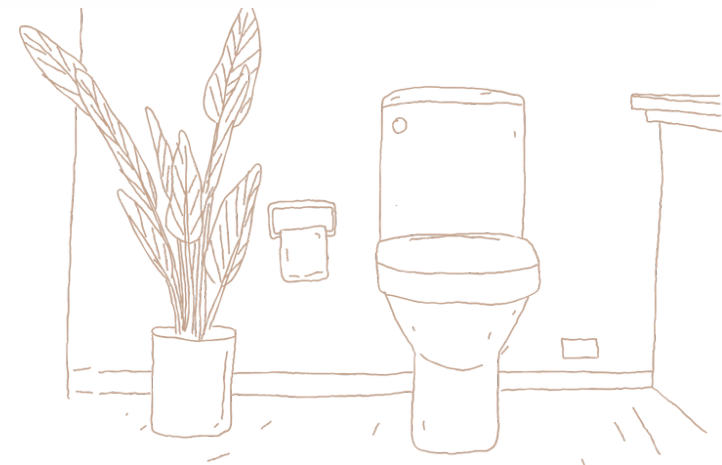


Zzz... 9000









# WHERE CAN I FIND...



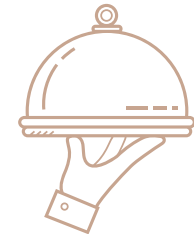
The Closest School?

St Marys C of E Primary School is just 1.7 miles away!



The Local Shop?

Booths is just 2.0 miles from your doorstep.



A Delicious Meal?

The Plough and it's fabulous menu awaits you, only 2.4 miles away.



Somewhere Nice to Walk the Dog?

A scenic walk round Devils Bridge can be accessed just 2.3 miles from your home.



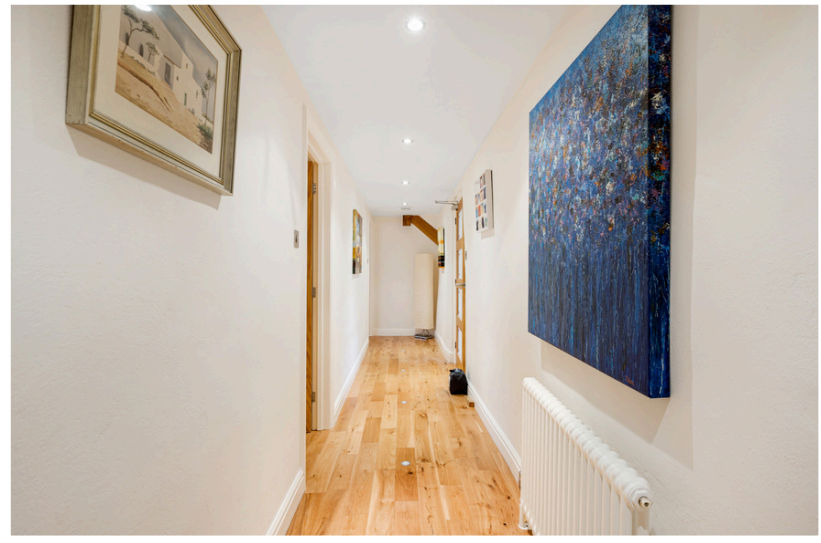
A Refreshing Pint?

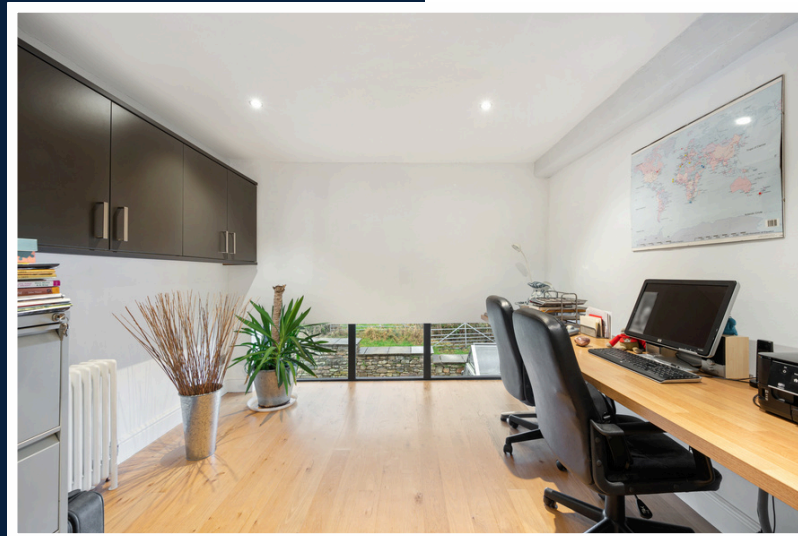
The Royal Barn is just 2.0 miles away, you could be home in just 5 minutes!

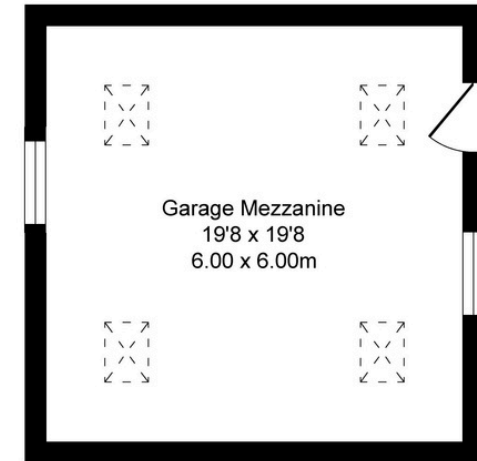
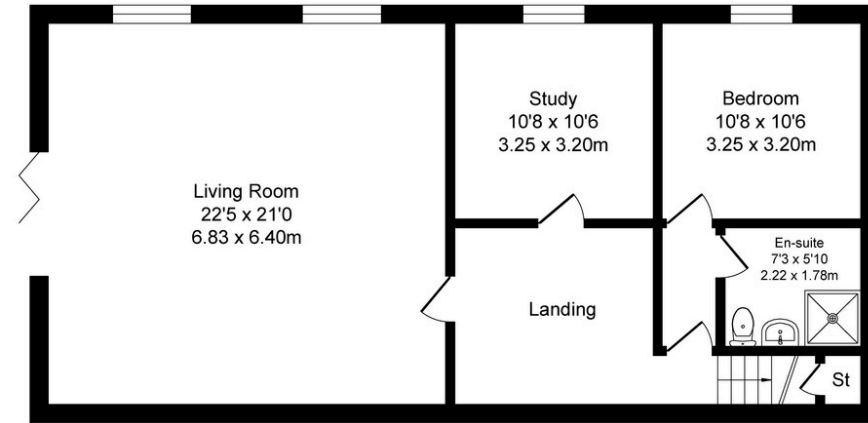
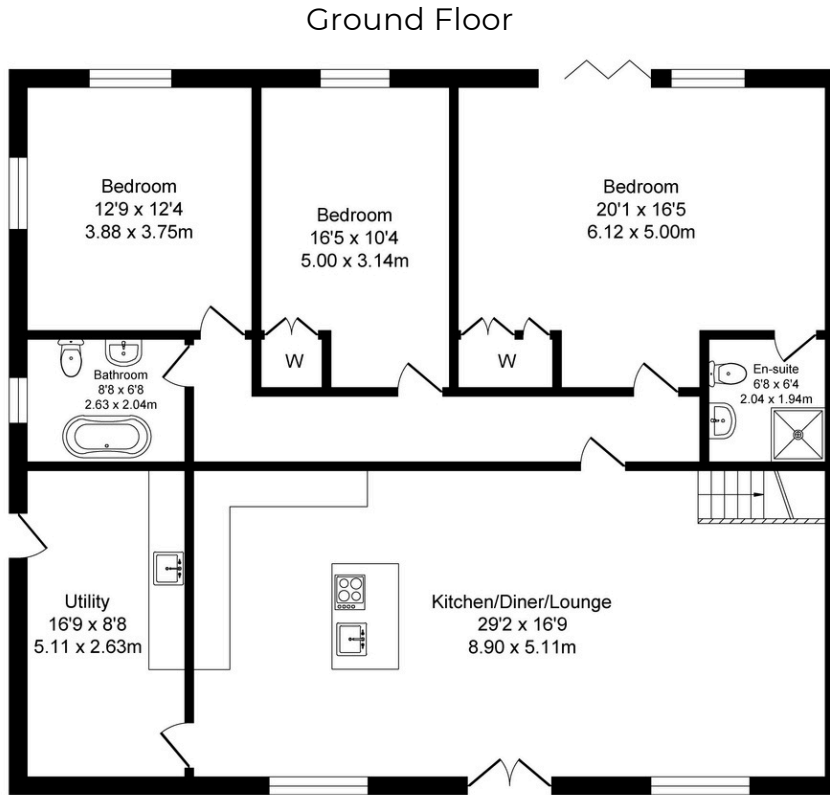
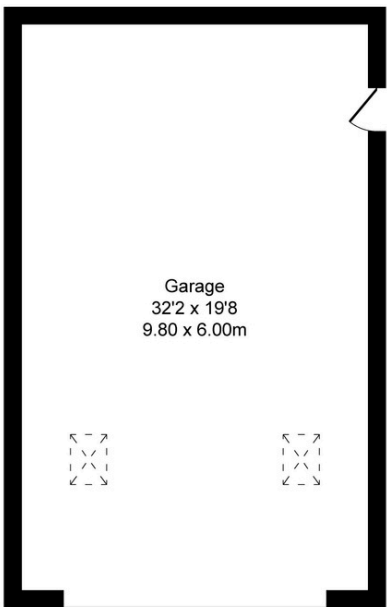


Your Local Property Experts?

Our Lovely Lune Valley Team are available via Email or phone 7 Days!







**Total Floor Area: 3561 sq ft (330.8 sq.m) approx.**

Ground Floor: 1647 sq.ft (153.0 sq.m) approx.

First Floor: 893 sq.ft (83.0 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





South Barn, Kirkby Lonsdale, Carnforth LA6 2PT



///outgoing.distilled.motivates



015242 56625 | [team@lunevalleyestates.com](mailto:team@lunevalleyestates.com) | [www.lunevalleyestates.com](http://www.lunevalleyestates.com)