



Edge Bank Farm

SKELSMERGH



EDGE BANK FARM



Introducing a captivating sanctuary of rustic elegance: this remarkable barn conversion offers unparalleled panoramic views, inviting you to embrace the beauty of nature from the comfort of home.

Nestled within a picturesque countryside setting, this exquisite property which was sympathetically converted from an ancient barn in 1992, exudes charm and character. Recent upgrades and enhancements by the current owners further enhance its appeal which harmoniously blends traditional charm with modern luxury. Upon arrival, be greeted by the timeless allure of weathered timbers and rugged stone, hinting at the character within.



 lunevalley
ESTATES.



Take a closer look...



Property Type:

Barn Conversion

Square Footage:

5900 sqft

Council Tax Band

G

EPC Rating

F

Tenure

Freehold

Why Kendal?



LOCATED WITHIN EASY REACH OF AMENITIES YET A WORLD AWAY FROM THE HUSTLE AND BUSTLE, THIS BARN CONVERSION OFFERS THE PERFECT BALANCE OF CONVENIENCE AND SECLUSION. WHETHER YOU'RE SEEKING A WEEKEND RETREAT OR A PERMANENT ESCAPE, THIS EXTRAORDINARY PROPERTY PROMISES A LIFE OF UNPARALLELED BEAUTY AND TRANQUILLITY. POSITIONED AMIDST PICTURESQUE SURROUNDINGS TO THE NORTH OF KENDAL, WITH EASY ACCESS FROM THE A6, THE PROPERTY PROVIDES CONVENIENT PROXIMITY TO LOCAL AMENITIES AND THE SCENIC BEAUTY OF THE LAKE DISTRICT AND YORKSHIRE DALES NATIONAL PARKS. IN FACT, THE FAMOUS DALES WAY PATH RUNS ADJACENT TO THE ESTATE AND WILL ENTICE MANY GUESTS TO ENJOY THE WALK WHICH WOULD BE A FANTASTIC OPPORTUNITY TO MAXIMISE BOOKINGS FOR THOSE LOOKING FOR A BUSINESS OPPORTUNITY.

Kendal Town





PARKING



GARAGE



GARDEN



EDGE BANK FARM IS A SUBSTANTIAL COUNTRY PROPERTY ENCOMPASSES A SIZABLE BARN CONVERSION ALONGSIDE TWO SECONDARY ACCOMMODATIONS, OFFERING AN ENTICING LIFESTYLE. SET AMIDST A SPRAWLING PLOT SPANNING 3.61 ACRES, THE ESTATE FEATURES METICULOUSLY LANDSCAPED GARDENS (0.93 ACRE), AN ORCHARD (0.16 ACRE), AND AN ADJOINING Paddock (2.52 ACRES) WITH FIVE BEDROOMS PLUS A SIZEABLE STUDY AND THREE BATHROOMS IN THE MAIN RESIDENCE, THIS HOME OFFERS SO MUCH TO A GROWING FAMILY. THE PROPERTY LENDS ITSELF TO FLEXIBLE BEDROOM ARRANGEMENTS ACROSS BOTH GROUND AND FIRST FLOORS, CATERING TO INDIVIDUAL PREFERENCES AND LIFESTYLE NEEDS. THE ANNEX AND CABIN PROVIDE ADDITIONAL LIVING SPACES OR INCOME-GENERATING OPPORTUNITIES.



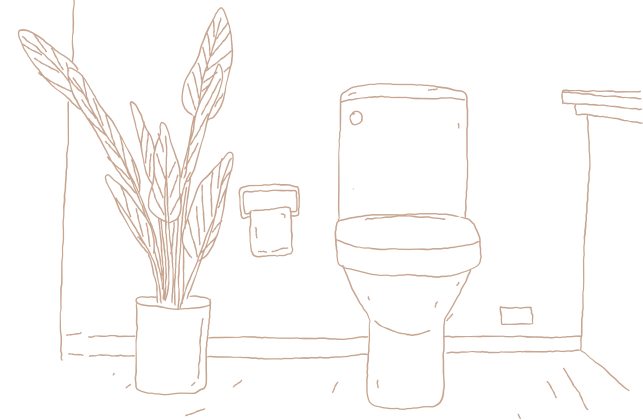
EDGE BANK FARM
SKELSMERGH



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WHERE CAN I FIND...



The Closest School?

St Oswald's Primary School is just over a 5 minute drive, found just 2.9 miles away.



The Local Shop?

Morrisons is just 2.4 miles from your door. Great for those essentials!



A Delicious Meal?

The Grill Restaurant and it's cosy atmosphere await you, just 3.3 miles away.



Somewhere Nice to Walk the Dog?

Access to The Dales Way, A walkers dream! Is right on your doorstep 0.0 miles from your home at the rear.



A Refreshing Pint?

The Duke Of Cumberland is just 2.9 miles round the corner, that's less than a 10 minute drive!



Your Local Property Experts?

Katrina our Cumbria property expert is just a phone call away!



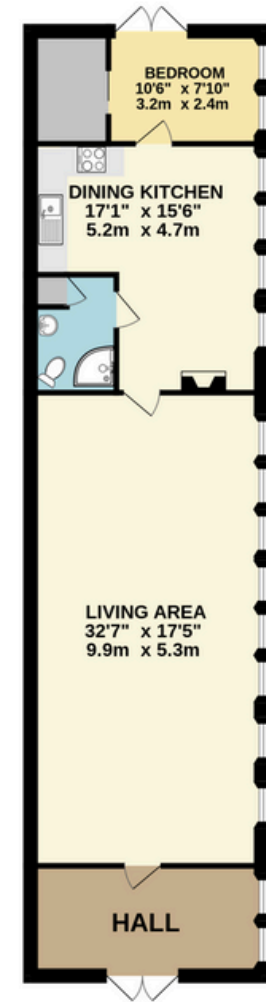


THE CABIN

A graphic of a purple iris flower with green leaves, positioned behind the text "THE CABIN".



THE CABIN



Total Floor Area: 5902 sq.ft (548.3 sq.m) approx.

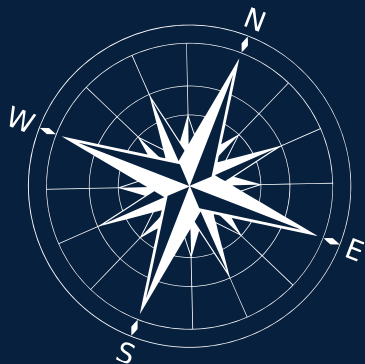
Lower Ground Floor: 849 sq.ft (78.9 sq.m) approx.

Ground Floor: 2907 sq.ft (270.1 sq.m) approx.

First Floor: 1077 sq.ft (100.1 sq.m) approx.

The Cabin: 1123 sq.ft (104.3 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.





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