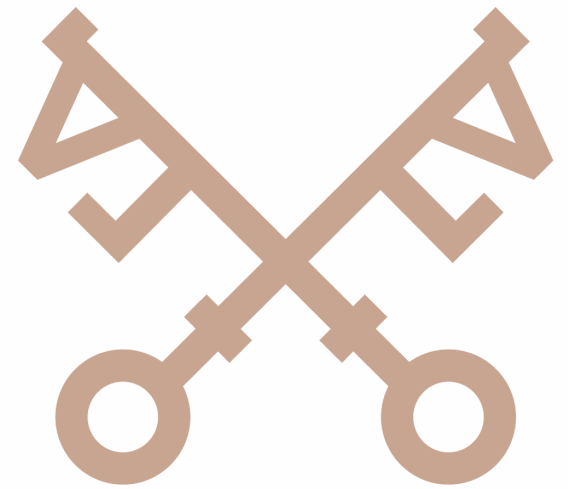




# 2 Providence Barn Arkholme



## 2 PROVIDENCE BARN



A truly exceptional four bedroom semi-detached barn conversion, boasting breathtaking panoramic countryside views from every room and aspect, set within the highly desirable village of Arkholme. This impressive home offers a rare opportunity to enjoy uninterrupted rural scenery combined with substantial and versatile accommodation across three floors. Beautifully blending character features with modern living, the property is perfectly suited to those seeking a peaceful lifestyle with stunning surroundings at its heart.

The property is entered via a large and welcoming entrance hallway, immediately showcasing the sense of space and light that flows throughout. The ground floor has been thoughtfully arranged to make the most of the outstanding views, with key living areas positioned to fully appreciate the surrounding countryside. The breakfast kitchen is both spacious and functional, offering ample workspace and storage while enjoying pleasant outlooks, making it an ideal hub for everyday living. A separate utility room provides additional practicality, along with a convenient ground floor WC. There are two superb reception rooms, each designed to maximise the views. The main lounge offers a comfortable and relaxing space, while the standout garden room is a true highlight of the home. Featuring a log burner and large windows, this room perfectly frames the spectacular scenery, creating a stunning yet cosy environment where the views can be enjoyed in all seasons. A separate office/study also benefits from a peaceful outlook, making it an ideal space for home working with an ever-changing countryside backdrop.



Property Type:

*Barn*

*Conversion*

Square Footage:

*2662 sqft*

Council Tax Band:

*F*

EPC Rating:

*C*

Tenure

*Freehold*



*Take a closer look...*





# Why Arkholme?

THE PROPERTY IS SITUATED WITHIN THE CHARMING AND HIGHLY REGARDED VILLAGE OF ARKHOLME, A PICTURESQUE RURAL SETTING NESTLED BETWEEN THE MARKET TOWN OF KIRKBY LONSDALE AND THE LARGER CENTRES OF CARNFORTH AND LANCASTER. SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE, THE VILLAGE OFFERS A PEACEFUL AND SCENIC ENVIRONMENT, MAKING IT PARTICULARLY ATTRACTIVE TO THOSE SEEKING A MORE RELAXED PACE OF LIFE. ARKHOLME ITSELF BENEFITS FROM A WELCOMING COMMUNITY ATMOSPHERE AND LOCAL AMENITIES INCLUDING A WELL REGARDED PRIMARY SCHOOL AND VILLAGE PUB, WHILE MORE COMPREHENSIVE FACILITIES CAN BE FOUND IN NEARBY KIRKBY LONSDALE, KNOWN FOR ITS INDEPENDENT SHOPS, CAFÉS AND RESTAURANTS. THE AREA IS RENOWNED FOR ITS NATURAL BEAUTY, WITH EASY ACCESS TO THE LAKE DISTRICT NATIONAL PARK AND THE YORKSHIRE DALES NATIONAL PARK, BOTH OFFERING A WEALTH OF OUTDOOR PURSUITS INCLUDING WALKING, CYCLING AND LEISURE ACTIVITIES.

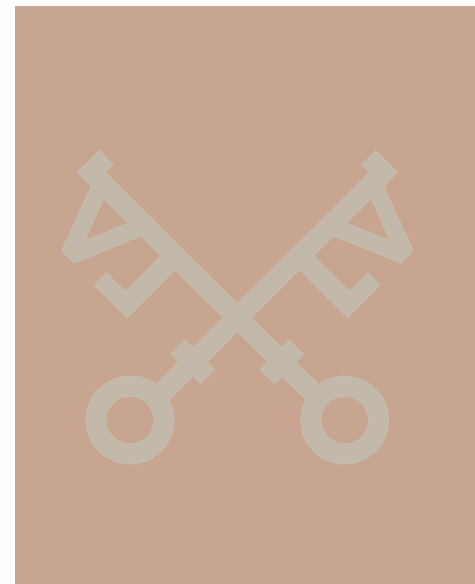
2 Providence Barn





EXTERNALLY, THE PROPERTY IS SET WITHIN GENEROUS GARDENS TO THE FRONT AND SIDE, PERFECTLY POSITIONED TO TAKE FULL ADVANTAGE OF THE UNINTERRUPTED PANORAMIC COUNTRYSIDE VIEWS. THE OUTDOOR SPACE PROVIDES AN IDEAL SETTING FOR RELAXING, ENTERTAINING, OR SIMPLY ENJOYING THE PEACEFUL RURAL ENVIRONMENT. THE OPEN ASPECT ENSURES THE VIEWS REMAIN A CONSTANT AND DEFINING FEATURE OF THE HOME, WHETHER INSIDE OR OUT. A DOUBLE GARAGE AND AMPLE OFF ROAD PARKING COMPLETE THE PROPERTY, COMBINING PRACTICALITY WITH AN EXCEPTIONAL SETTING.











Zzz... 000





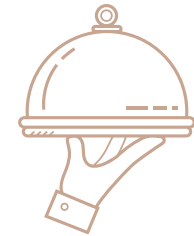
# WHERE CAN I FIND...



The Closest Schools?  
Arkholme Primary School - 5  
Minute Walk



The Local Shop?  
Booths, Kirkby Lonsdale - 10  
Minute Drive



A Delicious Meal?  
The Lunesdale Arms - 15  
Minute Drive



Somewhere Nice to Walk  
the Dog?  
Miles of endless rambling  
right on your doorstep!



A Refreshing Pint?  
The Lunesdale Arms - 15 Minute  
Drive



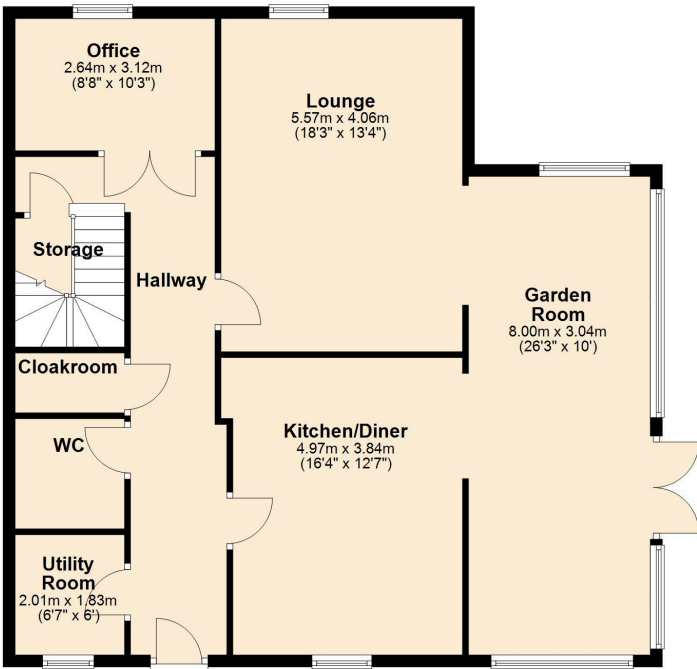
Closest Transport Links  
Bus - Bay Horse Stop - 4  
Minute Walk  
  
Rail - Wennington Station - 15  
Minute Drive





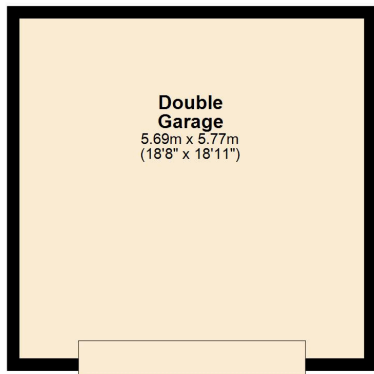
### Ground Floor

Approx. 106.5 sq. metres (1146.8 sq. feet)



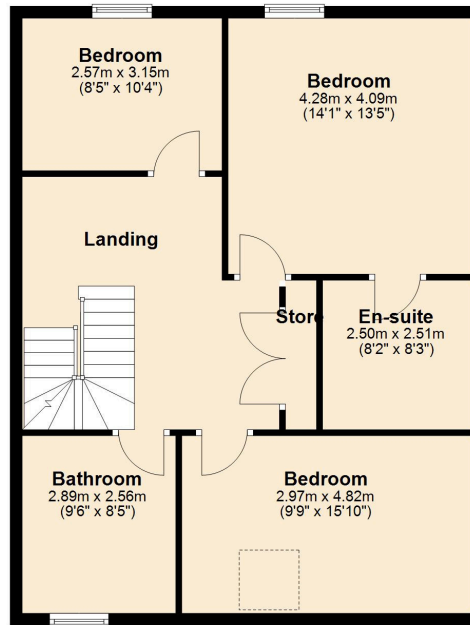
### Double Garage

Approx. 32.8 sq. metres (353.4 sq. feet)



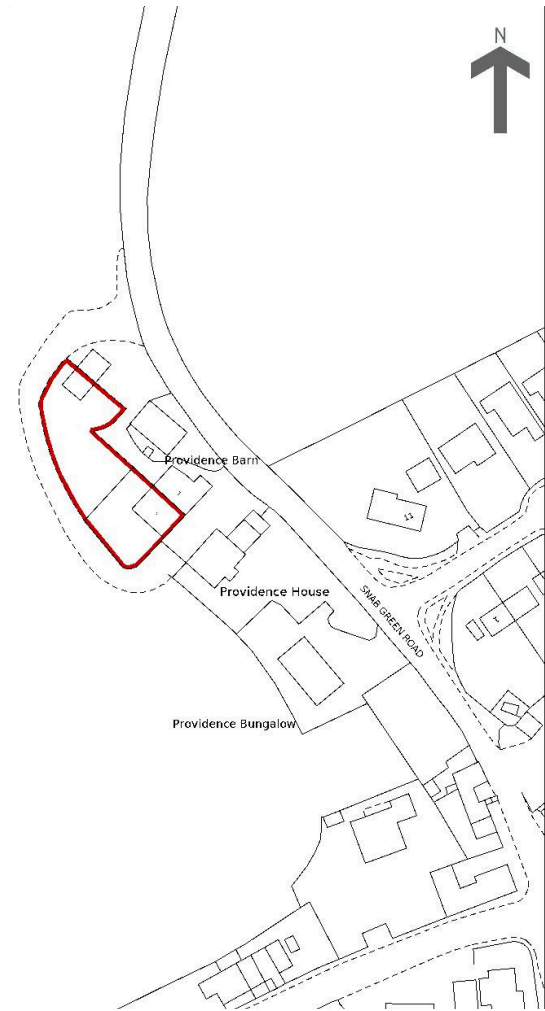
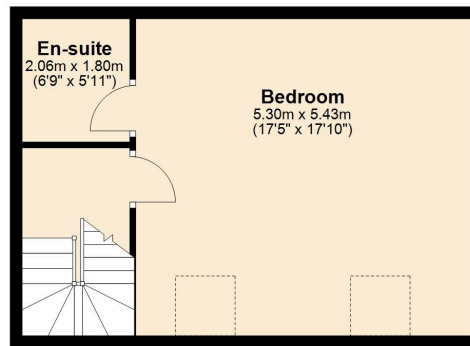
### First Floor

Approx. 69.0 sq. metres (742.8 sq. feet)

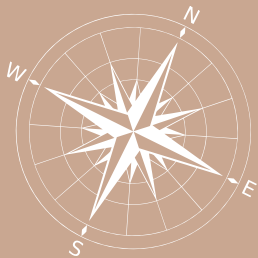


### Second Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 247.3 sq. metres (2662.2 sq. feet)



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.

2 Providence Barn

Arkholme

2 Providence Barn, Arkholme, LA6 1AS



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**lunevalley**  
**ESTATES.**

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