



6 High Barn
Lyth | Kendal | The Lake District | LA8 8BZ

FINE & COUNTRY

6 HIGH BARN



Welcome to life at The High, Crosthwaite.

With amazing far reaching views over the panoramic Lyth Valley to the Lakeland fells beyond this light and well proportioned detached two storey barn conversion stands well in its own grounds and enjoys an enviable and commanding position.

No.6 High Barn is part of a small and select farmstead conversion which sits in an elevated position at the head of a private driveway. At the western edge of the development No.6 has arguably the best position of them all, with not only some of the best views on offer but also a large garden and an adjacent field of 5.6 acres together with a row of substantial stables. If you are thinking of escaping to the country and living the rural dream then this is a super package.

The development comprises six properties; a detached barn conversion (No.6), a second larger Lakeland bank barn (now converted into three houses Nos. 3, 4 and 5) together with the original farmhouse and attached cottage. Residential conversion of the two barns was undertaken in the early 2000s, with external curtilage improvements carried out recently.

No.6 is stone built under a slated roof and has painted timber double glazed windows with slated external cills. Let privately since conversion it is now offered for sale on the open market for the first time and so represents a super opportunity to buy into the Lakeland market. It would be fair to say that some cosmetic upgrading will be required although certain fixtures have been updated since the initial conversion. The potential for this property is huge and the views are, well, amazing. Come and see for yourself!

Accommodation

The glazed front door with side full height windows opens into the dining room, centrally placed in the middle of the house and off which leads the kitchen and the sitting room. It's also where the staircase rises making the dining room integral to the overall sociable flow of the house. The two main reception rooms are both really light, unusual with many barn conversions, the big windows adding a contemporary feel. The dining room has a dual aspect enjoying great views over the valley to the Lakeland fells from the full height French windows which open to the main seating terrace. There's a glazed internal door through to the sitting room with windows to three sides and a second set of French windows out to the terrace.

The kitchen has been refitted since conversion and has white high gloss fronted units with a quartz worktop. There's an electric cooker point with fan over, integral Bosch microwave, space for a fridge freezer and a 1 ¼ bowl sink unit. Washing up won't be a chore here, the views are excellent! To back up the kitchen there's a utility room accommodating a two-piece suite of wash basin and WC and a door to outside. Off the utility is a laundry cupboard with plumbing for a washing machine under a worktop which would fit a condenser drier. There's also a useful cupboard for your vacuum and ironing board.

Rising to the first floor the landing has a traditional feel with painted tongue and groove doors to the rooms. There are three double bedrooms, two of which have dual aspects and cracking views. The shower room is tiled and has a three-piece suite of a large shower cubicle, pedestal wash basin and WC.

























Gardens and grounds

No.6. has some of the best views at The High, out over the garden, across the valley and to the distant Lakeland fells. There is a large, paved terrace to make the most of the position plus a second deck area. The seating areas are all surrounded by an extensive lawn. A tenanted property for the last twenty years there is not much in the way of trees or plants, but this is sure to appeal to any green fingered buyers keen to put their own stamp not only on the house but on the garden too by landscaping and planting to create a garden of dreams.

Through the gated entrance there's good private parking for family and visitors.

For buyers keen to secure more than just a large garden there is the added advantage of the adjoining field, amounting to c. 5.63 acres. This is ideal if your move to the country also includes an equestrian factor – be it horse, pony or even donkey. You may be thinking of alpacas or how about chickens, geese or ducks? It might just be a great place for the dogs to run out or for energetic children to let off a little steam. Either way, a large paddock is a rare additional to any residential property. Here it is supported by a row of masonry-built stables, under a slated roof and rendered elevations. The building comprises six loose boxes, each one having power, light and water. The stables turn out to a useful hard standing area leading into the adjoining paddock. Land and gardens together provide an overall site area of c.6 acres.

If animals don't figure in your plans, then these useful buildings are incredibly versatile, possibly a home gym or office, workshop or hobbies room? They provide valuable extra space and are a real asset.

A green and pleasant land

The Lyth Valley is in the southern reaches of the Lake District National Park and is noted for its damson orchards. Lying north west of tourist honey pot Bowness on Windermere and to the west of the market town of Kendal the valley offers a rural lifestyle with a backdrop of rolling fields and scattered farms and cottages.

If you enjoy getting out onto the fells, then this is a choice location – you can walk straight from the door onto a network of footpaths and with a short drive the whole of the Lakeland fells open up for you. The Lake District also offers unrivalled access to water activities – the nearest lake Windermere has yacht and motor boat clubs as well as several marinas.

Day to day living

There are cinemas and theatres in Bowness, Ambleside, Kendal and Keswick. Golf courses being at Windermere, Crook, Grange, Silverdale with two at Kendal.

If you enjoy wining and dining then there are some great country inns in the valley and overall area to try, the Punch Bowl at Crosthwaite, the Black Labrador at Underbarrow and the Hare and Hounds at Levens should all be on your list to visit. Only a short drive away Bowness offers cuisines from around the world and the Lake District boasts several Michelin star restaurants.

Bowness and Windermere together offer a wide range of retailers with both independent shops and national chains represented.

Primary schools are in Windermere and Bowness with secondary schools at Windermere and Kendal. Further education is available at Kendal Collage.

There are doctors, dentists and vets in Windermere, Bowness and Grange. University Hospitals of Morecambe Bay NHS Foundation Trust provide hospitals in Kendal, Lancaster and Barrow.

Travelling further afield, there is good access from the A5074 to the road network to the south onto the A590 and from there to the wider road network on the A65 if travelling east and to the M6 if you are going north or south.

The nearest station on the main West Coast railway line is at Oxenholme with a direct service to London Euston (with a journey time of approximately three hours).

Directions

For Satnav use LA8 8BZ with reference to the detailed directions below.

Travelling south from Bowness on Windermere on the A5074 signposted Winster, drive through the village of Winster (the Brown Horse pub is on the left) and continue past the turning on the right for Bowland Bridge (Smithy Lane), the A5074 continues with a sharp right hand bend onto Hying Brow. The turning for The High is on the right, marked with a public footpath sign and immediately before a house set back off the road. Our sale board is on this junction. The drive climbs, proceed and you will arrive at The High. No.6 is to be found by driving past the barn conversion on the right and the farmhouse on the left. Continue, No.6 is straight ahead at the far edge of the site.









Services

Mains electric.

LPG gas from an underground storage tank located within the garden. LPG central heating.

Drainage to a septic tank located within the property curtilage with discharge system in the adjoining field.

Water from a shared borehole supplied private water system, stored in tanks located in the Water Shed where a treated and pressurised metered supply is fed to each of the six individual properties at The High. The freehold of the Water Shed is to be retained by the current owner.

Broadband – purchasers will have the option of B4RN (www.b4rn.org.uk) or BT broadband. Ducting has been installed between the entrance gate and each property on the site in readiness for purchasers to easily install B4RN, or to make their own arrangements.

Telephone – telephone line previously installed, re-connection is the responsibility of the purchaser.

**Council Tax Band F
Tenure Freehold**

Please Note

1. Planning approval reference 7/2001/5290 dated 11th September 2001. This includes a LOCAL OCCUPANY CLAUSE which states that the occupation shall be limited to the following descriptions of persons:

A person employed, about to be employed, or last employed in the locality; or

A person who has, for the period of three years immediately preceding his occupation, had his only or principle residence in the locality.

In this condition 'locality' shall mean the administrative County of Cumbria and the expression 'person' shall include the dependents of a person residing with him or her or the widow or widower of such a person.

2. The private access road and shared use driveways within the development are to be retained by the current owner. Each of the six property owners will pay a proportion of reasonable annual maintenance and repair costs.

3. A service charge will be payable to cover communal costs of shared services including, but not necessarily limited to the borehole, water supply system and septic tank maintenance.

4. A separately owned telecommunications mast and laydown area is located to the west of the property, surrounded by the paddock referred to. Access to this mast and small area of land is via the shared driveway and retained hard standing area to the south of the stables block, avoiding disruption to the enjoyment of No. 6.

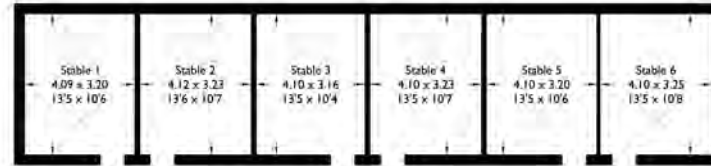
Guide price £ 8 5 0 , 0 0 0

High Barns - Barn 6

Approximate Gross Internal Area : 128.20 sq m / 1379.93 sq ft

Stables : 81.87 sq m / 881.24 sq ft

Total : 210.07 sq m / 2261.17 sq ft



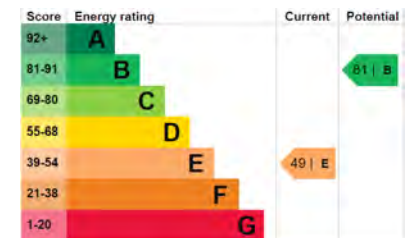
Stables



Ground Floor

First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.





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