



5 High Barn

Lyth, Kendal LA8 8BZ

Guide Price £565,000

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Lyth, Kendal

Number 5 is stone built under a slated roof and is the end terraced property of three briefly comprising living room, newly fitted kitchen with separate utility to the ground floor, three bedrooms one with ensuite bathroom and further bathroom to the first floor and one large master bedroom to the second floor. It has been let privately since conversion and is now offered for sale on the open market for the first time. A stylish new kitchen has been installed in 2022 but the rest of the interior is looking a little dated in comparison and buyers will probably seek to put their own stamp on the interior, this being said it is certainly serviceable whilst you decide on what comes next and offers excellent space and potential. There are double glazed windows in stained wooden frames, stained internal joinery, flush internal doors and wall light points in the sitting room and three first floor bedrooms.

Set in the undulating and highly picturesque Lyth Valley, the scattered village of Crosthwaite is a desirable and conveniently placed rural location. At the head of a private drive and benefiting from an elevated setting which provides far reaching panoramic views, The High farmstead is a small residential development comprising one substantial barn which in the early 2000s was converted into three dwellings, an additional detached barn conversion, the original farmhouse and attached cottage. These six properties are all individually designed and to some degree each one enjoys the fabulous far-reaching views of the valley and Lakeland fells.





Accommodation

Ground Floor

Entrance Hall

A part glazed front door leads into the hall with a staircase rising.

Cloakroom

With a two-piece white suite of wash basin and loo.

Sitting/Dining Room

26'5 x 15'5 (8.06m x 4.69m)

Enjoying a dual aspect, feature fire surround (there is no working flue installed) and a door to outside.

Kitchen

14'7 x 10'3 (4.44m x 3.12m)

The heart of any home, this kitchen was refitted in 2022 with Howdens base and wall units and laminate worktops. The focal point is the four oven Aga and there are integral appliances, Worcester central heating boiler and a lovely dual aspect.

Utility Room

With base and wall units, plumbing for a washing machine, Heatrae Sadia Megaflow hot water store, tiled floor and extractor fan.



First Floor

Landing

A spacious area providing access to

Master Bedroom

14'8 x 11'0 (4.48m x 3.36m)

With a dual aspect

Ensuite Bathroom

Fitted with a three-piece white suite comprising bath, pedestal wash basin and loo. Tiled floor and part tiled walls.

Double Bedroom Two

14'8 x 11'4 (4.48m x 3.45m)

With ceiling beam

Double Bedroom Three

11'6 x 9'1 (3.50m x 2.76m)

Again, with ceiling beam

Bathroom

Second Floor

Small Landing

Both upper bedrooms are very spacious with ceiling beams and great views

Double Bedroom Four

26'6 x 22'6 (8.07m x 6.86m)

Having a dual aspect, beams and a loft hatch.

Outside

The good-sized front garden is bordered by a low stone wall, a stone flagged path leads to a flagged seating area under the original slate roofed verandah overhang. The remaining garden area is laid to lawn; east facing this area has great country views across the valley and enjoys the morning sunshine.

The garden extends to the west of the property and opens into a large lawn perfect for children and dogs and ready to for you to landscape as you wish – a large terrace would be ideal as the views from here are wonderful – big, open and unspoilt with the best of the afternoon and evening sun and sunsets over the Lakeland fells.

Walking across the shared drive from the front garden is an area of privately owned parking offering space for two or three cars, with adjoining lawned area.

Location

The Lyth Valley is in the southern reaches of the Lake District National Park and is noted for its damson orchards. Lying south east of tourist honey pot Bowness on Windermere and to the west of the market town of Kendal the valley offers the best of both worlds in terms of rural lifestyle, a landscape of rolling fields and scattered farms and cottages, a handful of well regarded country inns and good access to the road network to the south via the A590 and thereafter wider transport links.





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 (onto Smithy Lane), the A5074 continues with a sharp right hand bend onto Hyning 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. Proceed on the drive as it climbs before arriving at The High.

Services

Mains electric.

LPG gas from an individual underground storage tank located in the lawn area adjacent to the parking area. 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.

Drainage to a new septic tank installation located in land retained by the current owner. This is shared between 3, 4 and 5 High Barns, plus the Farmhouse and adjoining Cottage.

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 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.

Tenure

Freehold

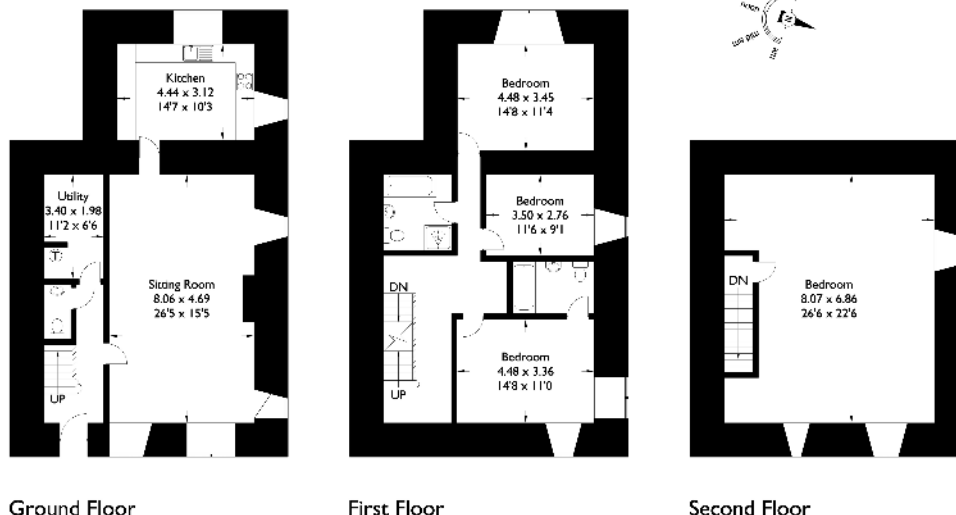
Council Tax Band F



5 High Barn

Approximate Gross Internal Area : 203.57 sq m / 2191.20 sq ft

Total : 203.57 sq m / 2191.20 sq ft



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.

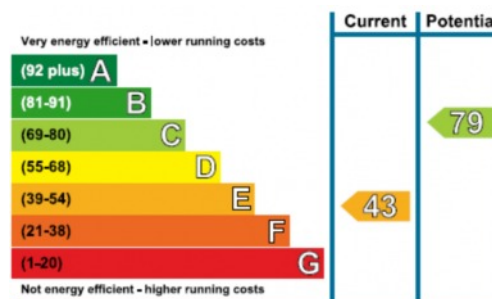
PLEASE NOTE

1. There is a LOCAL OCCUPANCY 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.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.