



Sheep Fold
Borwick | Carnforth | Lancashire | LA6 1JS

FINE & COUNTRY

SHEEP FOLD



Appearances can be deceptive. The perfect combination of the traditional good looks of a detached stone and slate barn conversion married with a contemporary, high quality and bespoke interior. There is also the advantage of planning permission to build a single story extension.

Nestled in a central position in the heart of the attractive Conservation Area village of Borwick, Sheep Fold forms part of the streetscape of individual and largely period cottages, houses and farms with a central informal village green.

Buying in 1987, Sheep Fold has been a much loved home, since which time they have maintained and upgraded the house, so if you are looking for a property where you can move straight in and start enjoying straight away, then this needs to be on your viewing list.

Walking through the accommodation, the central hallway has a real wow factor, double height with a gallery landing above. The dining kitchen and sitting room are both well proportioned and there's a useful walk in cloakroom/pantry. On the first floor are two double bedrooms, a third single bedroom and a super sleek and stylish shower room which will rival any boutique hotel in its appointments.

With low upkeep gardens Sheep Fold has definitely potential for a 'lock up and leave' residence and is also likely to appeal to couples, both professional and retired and families. In a quiet country roadside setting, the house has a lovely view over the road to the rolling open field opposite with its vibrant green lime tree.

“ We don't know how old the barn is, but it was part of the farm next door which has a 1681 date stone. It was converted in 1984 and then we moved here in 1987. We'll miss the view from the front and the garden, the lambs in the field opposite are lovely to see in spring.”





Location

Sheep Fold is in the heart of the village of Borwick and situated next door to Grade I listed Borwick Hall an impressive 16th-century manor house (now used as a residential outdoor education and conference centre).

Well placed, Borwick is almost midway between the Georgian city of Lancaster to the south and the Lakeland gateway and market town of Kendal to the north. Amongst other merits, Borwick is popular for its great access to road and rail links, being highly accessible for joining the M6 motorway at either Junction 35 or 36 depending on your direction of travel and for main west coast railway stations at either Lancaster or Oxenholme (Kendal) and the branch line at Carnforth which has a direct service to Manchester Airport.

Borwick shares social activities, St. Mary's Church and the Memorial Hall with the residents of the neighbouring village, Priest Hutton. The small town of Carnforth lies to the south west and is handy for everyday needs with a busy high street and choice of supermarkets (Booths, Tesco and Aldi). Lune Valley gem Kirkby Lonsdale is also within easy reach and offers a great retail and dining experience being full of independent traders.

Nearby Capernwray offers a church, open water swimming, diving and cafe at Jackdaw Quarry and an indoor swimming pool that is open to the public at Capernwray Hall, a Grade II* listed building and former country house, now run as a Christian Bible school and holiday centre.

If you love being outdoors and having access to countless routes for walking, running and cycling, then this is a great spot. You can stretch your legs across fields, on lanes and along the canal path.

“ The village is very peaceful. When we first lived here we used to commute into Lancaster, not only was it extremely convenient but it was a wonderfully quiet place to return to at the end of a busy day.

As time has gone on we have spent more time away and so the house has come into its own once more with the ease with which we can lock up and jet off. It works well.”

















Step inside

A contemporary styled American oak front door opens into the impressive double height entrance hall with a glass and stainless steel balustrade around the gallery landing above. A custom made, grey Forge Steel industrial style stairway, on a central spine with a stainless steel handrail, makes a strong contemporary statement.

Sandstone coloured paint has been chosen as the anchor for the colour scheme and has been used on the internal skirting boards and door frames as well as externally on the rainwater goods. It compliments well with the tones of the local stone. Window frames are made of pitch pine and have been stained to compliment the overall decorating palate. Deep sandstone window cills have been added in the kitchen, sitting room and hall and have timeless appeal. Whether stone or painted wood, the window cills throughout are lovely and deep and provide space for display with splayed cills to maximise light. Contemporary black cast iron radiators have been installed throughout. Amtico flooring extends throughout the entire ground floor with coir carpeting on the landing and all three bedrooms.

Dual aspect, the sun comes into the kitchen first thing and throughout the morning. The kitchen door opens out to a charming old Cart-Arch which leads you onto the terrace. Well appointed, the kitchen has cream high gloss fronted cabinets under black, cream and beige granite worktops. NEFF integral appliances comprise five ring gas hob with extractor hood and light over, oven and second combination oven/microwave/grill with a further warming drawer, dishwasher and washing machine. Franke 1 ¼ bowl sink unit with a flexi mixer tap. An oak topped island unit provides storage space and a breakfast bar. An oak framed, fully glazed back door has been commissioned and will be installed to compliment the internal oak and glass doors running throughout the ground floor. Providing useful storage is a cloakroom/pantry with deep shelves and a row of oak and chrome coat hooks.

The sun moves round to the spacious dual aspect sitting room in the afternoon and evening. Travertine stonework has been used to face the chimney breast and surround the contemporary Di Lusso wood burning stove.

Rising to the first floor, the landing has a feature circular window to the front elevation and on the back wall there is a fully fitted custom built storage system installed by Gliderobes Ltd, which provides valuable storage and frees up space in the bedrooms for other furniture.

The master bedroom has a lovely leafy view to the vibrant lime tree and verdant field opposite. A wall has been tiled with Chinese slate tiles, the rich and varied copper and grey colours providing a great focal point with uplighters and downlighters for atmospheric lighting.

The second double bedroom is also on the front elevation and has a similar view with wall lights either side of the bed. The third bedroom is a single on the west elevation and will get the afternoon and evening sun. The present owners use this as a study; there are wall lights in this room too.

If you fancy a slice of luxury then the shower room has been fitted with high end fittings and has a distinct boutique hotel feel about it. A large shower cubicle has both rainfall and flexible shower heads. Duravit fittings comprise vanity unit, bidet and loo. The room is fully tiled with a Bisque radiator and an illuminated mirror.



“ Our favourite room is the dining kitchen. We love cooking and entertaining and this has been a great house for having friends and family round for meals; it's a lovely sociable space.”





Step outside

The outside space is enough to enjoy and really use without being too much that it becomes a chore to maintain.

The front garden is paved for ease of upkeep and leads round to the side where two steps of decking rise to the main garden which is a stone flagged side terrace. This lovely outside space gets the sun in the morning, over lunch and through the afternoon; the creative use of pots and planters ensures that the seating terrace is private and screened from the road and along the eastern boundary. Wooden seating has been built, all you need are a few cushions; it's ready to go and means that you don't need to worry about the winter storage of furniture. It's all about making life easier.

There's a really useful external garden store to the side as well. Block built with stone faced elevations under a slated roof, this outhouse has power and light so it would also make a great workshop or hobbies space. At the moment it provides excellent storage for tools, sports kit and a second drinks fridge which is a definite asset when entertaining!

To the west there is off road parking for three cars.

The owners plan to add a gate to the side elevation so that the terrace is secure for dogs and also small children.



“ The size of the garden has always been an asset to us, we don't want to be tied down by gardening but want enough space to sit out, enjoy and also entertain. In the warmer months, the terraced garden is great for outside dining and barbecues where we set up a fire pit for after the sun goes down.”





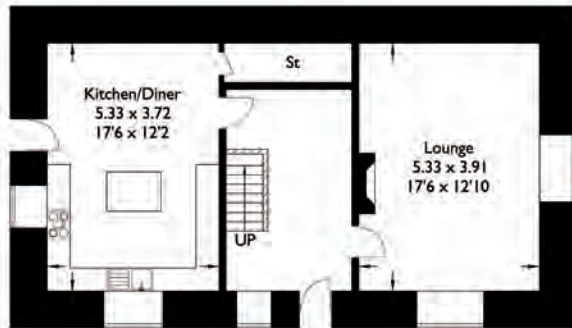


Sheep Fold

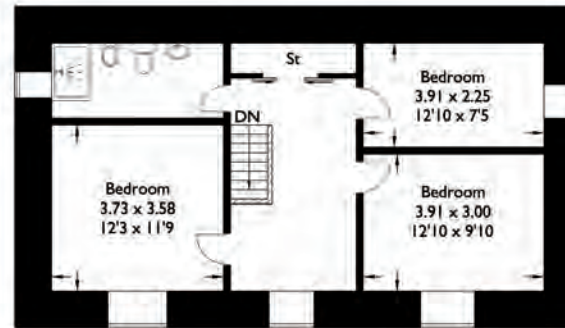
Approximate Gross Internal Area : 113.94 sq m / 1226.44 sq ft

Garden/Store : 6.98 sq m / 75.13 sq ft

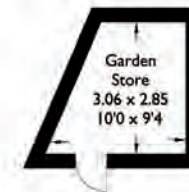
Total : 120.92 sq m / 1301.57 sq ft



Ground Floor



First Floor



Garden/Store

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.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 26.05.2023



FURTHER INFORMATION

On the road

M6 J35	2.8 miles
Carnforth	3 miles
M6 J36	6.8 miles
Kirkby Lonsdale	8.7 miles
Lancaster	9.7 miles
Kendal	14.6 miles
Manchester	62.6 miles
Manchester airport	69.7 miles
Liverpool airport	74.8 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys

Based on approximate direct train journey durations from Lancaster train station. Train service durations vary, please check nationalrail.co.uk for further details.



Services

Mains electricity and water.

LPG gas

Drainage to a private septic tank located in adjacent neighbouring land

Directions

what3words: ///whistling.waving.chuckle

Use Sat Nav LA6 1JS with reference to the directions below:

Easy to approach from either J35 or J36 of the motorway. Travelling from the south, leave the motorway and head north following the A6. At the roundabout get into the right hand lane, signed A6070 and take the second exit, signed Borwick proceeding onto Borwick Lane. Cross over the motorway bridge, go straight over the crossroads and the bridge over Lancaster Canal. Continue into the village, passing the green on your left, at the T junction, turn right onto Capernwray Road. Pass the entrance to Borwick Hall on your right and Sheep Fold is the next property.

Internet Speed

Broadband provider is B4RN (Broadband for the Rural North) www.B4RN.org.uk. based on ofcom.org.uk results

Local Authority

Lancaster City Council

Local leisure activities

Swimming pool at Capernwray Hall
Open water swimming and diving centre at Jackdaw Quarry, Capernwray
Sizergh Castle (National Trust) and Levens Hall
RSPB Leighton Moss

Local eateries

The Royal Hotel, Avanti, Sun Inn and Platos, all in Kirkby Lonsdale
Longlands Inn, Tewitfield (within walking distance along the canal tow path)
The New Inn, Yealand
The Plough, Lupton

Great walks nearby

Along Lancaster Canal towards Lancaster or towards Kendal
You're also handy for the Lake District and Yorkshire Dales

Please note

There is planning permission for a single story extension granted by Lancaster City Council, dated 11/01/22 reference 21/000851/FUL. The plans may be viewed online at www.lancaster.gov.uk/planning. The extension was designed to provide an extension to the dining kitchen which would enable the overall area to provide room for comfy seating as well as cooking and dining spaces.

Schools

Primary

Over Kellet, Nether Kellet, Kirkby Lonsdale and Carnforth

Secondary

Carnforth, Kirkby Lonsdale and several in Lancaster including the Royal Grammar Schools

Included in the sale

Fitted carpets

Curtains, curtain poles, blinds

Light fittings

Integral kitchen appliances as described.

Guide price £495,000

Council tax band - E

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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