



Sycamores

Barnoldswick Lane | Burton in Lonsdale | Carnforth | Lancashire | LA6 3LZ

FINE & COUNTRY

**Welcome to Sycamores, Barnoldswick Lane, Burton in Lonsdale, LA6 3LZ**

We were immediately struck by what an enormously open opportunity and flexible property this represents – whether you are looking for one large property for family life, or a pair of self-contained cottages, this has potential for you.

Enjoying an enviable rural position with the benefit of unspoiled views of the surrounding undulating countryside, Sycamores and Beeches are nestled in a small enclave of individual properties, thus offering the advantages of a small community whilst still maintaining a private setting, all located on the outskirts of a popular village which has great accessibility to the wider environs and road network.

This former agricultural barn originally gained consent for conversion to a pair of self-contained holiday cottages and for many years they operated successfully as such. More recently, consent was obtained for use on a purely residential basis representing immense potential for either remodeling into one large property or continuing use separately, maybe for multi-generational living, or owner occupation of one and letting of the other for an additional income. It might even be that new owners choose to let both on Assured Shorthold Tenancies – it's an immensely versatile and flexible opportunity and will therefore suit a wide variety of buyers. The barn sits in gated and walled gardens which offer parking, lawn areas and a flagged seating terrace. For green fingered residents the gardens offer exciting scope for landscaping.





## Location

An attractive and sought after village that nestles on the edge of the Yorkshire Dales National Park, Burton in Lonsdale has been called both “the first and last village in Yorkshire” also lying close to the boundaries of both Lancashire and Cumbria, thus ensuring that there is fantastic open countryside in whichever direction you go. The village tucks into the hillside above the River Greta and from 1670 was home to thirteen potteries over the centuries earning it the name 'Black Burton' due to the smoke from the kilns. Those days are long gone, the last pottery closing in 1944, today it is a sought-after village with a strong sense of community, popular for its accessibility, either onto the A683 for travel through the Lune Valley to Lancaster and the M6 or via the A65 for journeys west to Kirkby Lonsdale or east to Settle, Skipton and into Yorkshire. It's not just accessible by road either, there are train stations at High Bentham and Wennington, both are tremendous assets being on the Bentham Line running between Leeds and Morecambe via Skipton with services into Lancaster (great for when teenagers are ready for a degree of independence) or for venturing into Leeds for a day's shopping, concert or theatre trip. Rural it may be but isolated it certainly is not.

Surrounded by undulating countryside, this is a wonderful place to live if you value the peacefulness and open green spaces of a country lifestyle. There is a network of quiet country lanes, green lanes and footpaths, all waiting to be explored as well as easy access to the local national parks and AONBs for day trips.

The village itself has a community run village shop which hosts a part time Post Office, a church and village hall which has a busy calendar of events including concerts and film nights as well as being home to local groups and clubs. On the edge of the village is the popular sports pavilion with recreational field and children's play park.

The nearby village of Ingleton has Asda and Co-op stores as well as Seasons artisan bakery and café and Country Harvest food hall and café. Further afield, Kirkby Lonsdale and Settle both provide interesting high streets with a great collection of independent retailers and branches of regional favourite, Booths.









### Step inside

As you'll be able to see from our floor plans, as two cottages, Sycamores and Beeches are remarkably similar in what they presently offer in terms of living accommodation. From a shared covered entrance, front doors lead straight into open plan living kitchens with space to cook, eat and relax; the kitchens come with fitted cabinets, sink units, ovens, hobs and fans over with space for fridges and plumbing for washing machines. Both living areas have attractive fire surrounds with electric fires fitted.

Both cottages provide a pair of generously proportioned double rooms that are all ensuite with either a bathroom, shower room or wet room. Both cottages were designed to have both ground and first floor bedrooms to appeal to holiday makers who possibly had mobility issues, indeed Sycamores takes it a stage further and has external ramp access and a wet room to enable wheelchair access.

Reflecting the rural setting, much emphasis been made internally on the use of natural wood – there are pine skirting boards, panel doors, architraves, double glazed window frames and wooden sills. Décor has purposefully been kept neutral, beneficial when letting out property, but it also means for an incoming owner occupier it is a blank canvas. TV and telephone points are in all bedrooms and the living areas too.

Where this all becomes really interesting is when one considers the potential to combine the two cottages and create one large house, there would be a spacious 2125 sq ft 197 sq m on offer. Again, referring to the floor plans it is easy to visualize where internal openings could be made to link the two, space would be gained by the removal of one staircase and the first floor could be rejigged to provide three or even four bedrooms. On the ground floor there is scope to create a fabulous and extensive open plan, contemporary living arrangement with space for a utility room, snug or office. What is now a covered shared porch could be fabulous glazed in to provide a garden room. All of course, subject to any necessary consents.



Opportunities to convert barns from scratch are increasingly rare as they have been popular for decades and so for buyers that are struggling to find such an opportunity, and also, for those that would be daunted by the idea of tackling a conversion from the very start, this is an excellent proposition. As two cottages, the barns are perfectly suitable for letting as they stand, but there is immense scope for upgrading, personalising and creating something very special for you and your family without the headaches of taking on an agricultural property straight from the farm and negotiating the whole conversion process. Enlist an architect and just imagine what wonders could be created!



### Step outside

The property is bounded by traditional stone walls, there's a wooden gate off the lane making the outside area secure for dogs and younger children. The drive is laid with tarmac, the parking area delineated with limestone chippings, this extends around to a separate bay which would be ideal if you had a camper van or boat to park out of the way and use occasionally. Indian sandstone flags edged with stone sets form a path around the house and open out to a seating terrace to the west. Lawns border the paths with trees and shrubs creating privacy.

As former holiday cottages the garden areas were purposefully designed to be low fuss and require minimal maintenance, but of course all that could change! For horticulturally inclined buyers looking at this as one property there are super opportunities to landscape, adding in beds for herbaceous planting, even a greenhouse and raised beds if you wanted to try your hand at a degree of self-sufficiency. It's a blank canvas, waiting for an injection of colour, structure and seasonal interest.





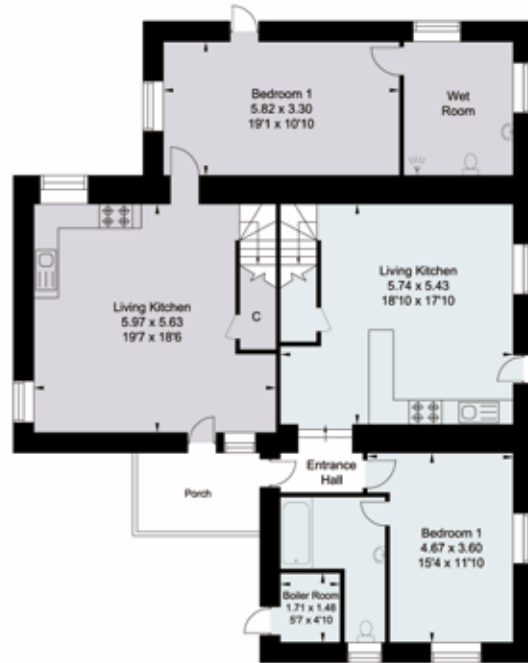
# Sycamores

Gross internal area (approx) 197.46 sq m / 2125.44 sq ft

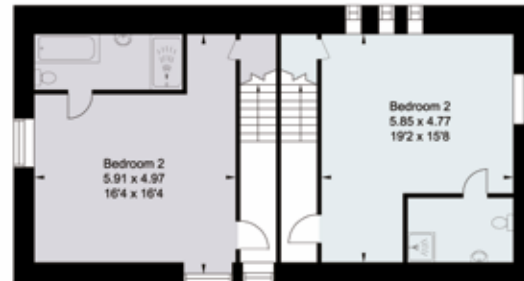
Total 197.46 sq m / 2125.44 sq ft



■ Sycamores



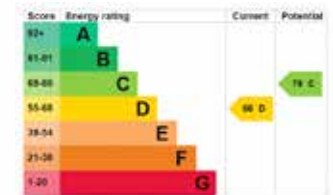
Ground Floor



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.

## Beeches Cottage



## Sycamores Cottage



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. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU. Printed 09.09.2024



# FURTHER INFORMATION

## On the road

Ingleton	3.5 miles
Kirkby Lonsdale	6.8 miles
Settle	13.7 miles
Lancaster	16.3 miles
Kendal	19.6 miles
Windermere	27 miles
Skipton	28.6 miles

### Transport links

High Bentham station	3.9 miles
Wennington station	4.5 miles
M6 J36	12.2 miles
M6 J34	14.5 miles
Oxenholme station	16.6 miles
Leeds Bradford airport	47.6 miles
Manchester airport	76.7 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.

## Internet Speed

### Broadband

Full fibre gigabit broadband available from B4RN (Broadband for the Rural North) [www.B4RN.org.uk](http://www.B4RN.org.uk). All B4RN customers receive gigabit (1,000Mbps) speed.

### Mobile

Indoor: EE, Three and O2 reported as providing 'limited' Voice and Data services. Vodaphone reported as providing a 'limited' Voice service, but no Data service.

Outdoor: EE, Three, O2 and Vodaphone reported as providing 'likely' Voice and Data services.

Broadband and mobile information provided by Ofcom.

## Rail Journeys

Both Lancaster and Oxenholme stations lie on the main west coast line and are almost equidistant from Sycamores. Additionally, there are branch line stations at both Wennington and High Bentham with connections to the main lines. This brings train travel, whether for business, family connection or day trips within easy reach. The following are based on approximate direct train journey times from Lancaster station:



Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

## Included in the sale

Floor coverings, electric fires, curtain poles, light fittings and integral kitchen appliances as follows: In Sycamores: Indesit oven, Electrolux hob, AEG fan and in Beeches, Electrolux oven and hob, AEG fan.

## Directions

what3words [lines.comforted.optimists](https://www.what3words.com/lines.comforted.optimists)

Use Sat Nav **LA6 3LZ** with reference to the directions below:

Travelling from Lancaster/J34 M6 direction, head north up the Lune Valley on the A683. After travelling through Melling, as the road bears sharp left over Greta Bridge, turn right onto the A687 signposted Burton 3. Drive through Cantsfield and into Burton in Lonsdale. As you are leaving the village and proceed over the speed bumps, Barnoldswick Lane is first on the right. Follow the single track lane for around half a mile at which point it bears sharply round to the right. Continue and take the second drive on the left.

Alternatively, from the A65 heading out of Ingleton and towards Kirkby Lonsdale, turn left immediately after Country Harvest onto the A687 signposted Burton in Lonsdale 2/M6. At the entry to the village, Barnoldswick Lane is first on the left. Continue as above.

## Services

Mains electricity. The external plant room houses the oil fired Worcester central heating boiler and the hot water storage tank.

Private water from a borehole shared with four other neighbouring properties with shared costs. LIFF water softener in the plant room.

Private drainage to a sole use tank located in the field opposite.

## Local leisure activities

There is a wealth of outdoor pursuits available in the Lune Valley and North Yorkshire – cycling, climbing, pot holing, wild swimming, sailing, boating and paddle boarding, as well as clubs for football, rugby, cricket, tennis and bowls  
Greenhall Riding Centre, Tatham – livery and school  
Historic houses to visit locally – Leighton Hall, Levens Hall, Sizergh Castle (National Trust) and Holker Hall  
Lancaster and Kendal both offer theatres, cinemas, arts

## Places to eat

On the edge of three counties, there is a great selection of places to try in every direction from Burton in Lonsdale: In Kirkby Lonsdale, you'll find The Royal Hotel, The Sun Inn, Avanti, No.9 and Botanica amongst many others  
There's also a good selection of cafes, traditional pubs and restaurants in Ingleton and Settle

## Great walks nearby

Whether you like to amble, stride out or run there is a network of quiet country lanes, green lanes and footpaths easily reached straight from the front door.

In nearby Ingleton there is the well renowned Waterfalls Trail, a 4.5 mile circular walk with spectacular waterfall, oak woodland and panoramic scenery, including Thornton Force which falls a dramatic 14 meters over limestone.

centres, museums and historic buildings  
Settle Victoria Hall (the world's oldest music hall) has a calendar of live music, cinema, theatre and community events  
Golf clubs – Bentham, Casterton, Kirkby Lonsdale, Giggleswick, Lancaster and two in Kendal  
Swimming at Lune Valley Swimming Pool, Whoop Hall (with a gym), Settle and Kendal Leisure Centre

The Lune Valley is well known for its destination country pubs, worth trying are The Highwayman (Burrow), The Lunesdale Arms (Tunstall) and The Fenwick Arms (Cloughton)  
Rind, The Game Cock Inn and The Traddock, all in Austwick  
The Sun Hotel, The Quarterhouse, Quite Simply French and Now or Never by Journey Social all in Lancaster

Surrounding the immediate area and definitely worth getting in the car for are the highly scenic Lune Valley, the AONBs of the Forest of Bowland and coastal Arnside and Silverdale, the national parks of the Yorkshire Dales (with the county's famous Three Peaks, Ingleborough, Wharfedale and Pen-y-ghent) and the Lake District, all easily accessible with access to some fabulous countryside, perfect for day trip discovery.

## Schools

### Primary

Bentham Community Primary School  
Ingleton Primary School  
Leck Saint Peter's CoE Primary School  
St Mary's CoE Primary School, Kirkby Lonsdale  
Sedbergh Preparatory School, Casterton (independent)

### Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale  
Settle College  
Sedbergh School and Giggleswick School (both independent)

### Further Education

Lancaster University  
University of Cumbria (campuses in Lancaster, Ambleside and Carlisle)  
Lancaster and Morecambe College  
Kendal College

*Guide price* £ 5 2 5 , 0 0 0

North Yorkshire County Council - Craven Area

### Tenure - Freehold

Currently registered for Business Rates with North Yorkshire Council and having a Rateable Value of £3250 due to their former use as 'self-catering holiday units and premises'. Prospective purchasers are advised to make their own enquiries regarding the transition to Council Tax now that consent has been granted for residential use.

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