

THE BARN

£795,000

Tunstall Road, Tunstall, LA6 2QW

Sleek, smart, sophisticated and stylish - this contemporary barn conversion will get pulses racing with its cool, clean lines and chic interior.

Just when you thought things couldn't get any better this fabulous barn conversion has been upgraded over the last year. The beautifully presented accommodation is highly versatile; rooms are spacious and light, embracing a flowing layout with a large open plan living/dining kitchen at the very heart. The upgrading hasn't been limited to the interior with landscaped gardens, ample parking and a single garage, currently used as a gym with all equipment available separately.

To cap it all there are fabulous wide open and far-reaching views from all rooms and the garden too. Central to the popular village and the sought after Lune Valley - this is one impressive country home.





Welcome to **THE BARN**

£795,000

Tunstall Road, Tunstall, LA6 2QW

Here's our **TOP TEN REASONS TO LOVE The Barn:**

1. **Cool, calm, collected** - contemporary and stylish, The Barn is instantly welcoming. Rooms are spacious and light, embracing a flowing layout with a centrally placed large open plan living kitchen sure to be the focus of your daily life.
2. **Beautifully presented with high quality finishes and impressive attention to detail** with emphasis on natural materials - oak, stone, slate, marble and glass - there's nothing to do, it's ready to move in.
3. **Advanced modern technology, all at the flick of a switch** including internal Lutron lighting, remote controlled HUE external lighting, NEST secure entry system as well as a Sonos sound system and hyperfast B4RN broadband both inside and out, remote controlled electric blinds (every house should have them!) and instant hot water tap in the kitchen (perfect for instant hot drinks and when you don't want to wait for the kettle to boil for your veggies!)
4. **This house just keeps on giving!** As well as the clever and timesaving technology, since their purchase the current owners have **upgraded** in other areas too; **double glazing** with gas-filled acoustic glass, **Amtico flooring** in the sitting and dining room, hard and soft **landscaping** to front and rear with porcelain tiles, laid **new wool carpets** to all bedrooms, the landing and library, new **library shelving**, fitted a **new suite of wardrobes** in the principal bedroom as well as **decorating throughout**.
5. **Versatile and spacious accommodation** - with a gross internal area of c. 2465 sq ft (229 sq m). There is a fabulous, sociable living kitchen with double doors opening onto the terrace providing an additional 'room' with indoor/outdoor living during the warmer months - the perfect entertaining space. There is also a separate dining room and a sitting room (currently used as a craft room and which would make a splendid home office).
6. **Bedrooms and bathroom** - there are four double bedrooms, two being en suite with bedroom 3 having ladder access to a mezzanine sleeping platform (perfect for teenagers). Adding flexibility to the bedroom arrangement is a ground floor fourth double bedroom and a shower room. Set away from the other bedrooms it is great for guests, a noisy teenager or perhaps an older relative. A house bathroom completes the picture.
7. **The stunning views** with majestic Ingleborough in the far distance across open countryside. The outlook from the front is no less impressive - big, open, wide and straight across the valley - it is from here that you can enjoy some of the best sunsets in the Lune Valley. Inside or out, the views feature heavily here.
8. **Outside living** - the main garden is to the rear which gets sun most of the day and has seating and eating areas, the perfect entertaining space with outdoor sound, light and broadband. Grow your own in the kitchen garden. There's a separate garden bordered by a stone wall to the roadside.
9. **Park up** the large single garage has power and light and is currently used as a gym. With the sun rising in the east, open up the door and enjoy your morning salute to the sun! There's good private parking too.
10. **Location, location location** - Tunstall is a sought-after village in the beautifully scenic Lune Valley. To find out more about the surrounding area, see our local guide on page 5.







Contemporary country living at its best

Tunstall itself is a very popular village on the A683. Lying in the heart of the scenically renowned Lune Valley it has a church, village hall and tennis court and a popular pub The Lunesdale Arms, celebrated locally for fabulous food and a warm welcome. Tunstall was **"highly recommended"** as a place to live in the 2019 poll by The Sunday Times.

If you like fresh air and fun then you will be spoilt for choice. Situated close to the Yorkshire Dales, the Lake District National Park and Forest of Bowland AONB, the area provides a stunningly scenic adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors. And if you fancy going coastal, Arnsdale and Silverdale AONB and Morecambe Bay are not too far away.

The attractive market town of **Kirkby Lonsdale** (3.8 miles) is extremely popular and offers an abundance of independent shops, well-regarded restaurants and pubs, a post office, a weekly market and Booths supermarket (hurrah!). There is also a range of commercial businesses represented in the town as well as an optician's, two dentists and a large doctors' surgery. For the third year in a row in 2021 Kirkby Lonsdale was voted in the best top ten places to live in the North West by The Sunday Times. Quite an accolade and lovely to have so close at hand and for you to be classed as a 'local'.

The **Georgian city of Lancaster** (13.6 miles) with its impressive architecture offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College, the Royal Lancaster Infirmary, the Dukes Cinema and Theatre, the Grand Theatre, concerts at the University and Priory Church as well as leisure and sports centres.

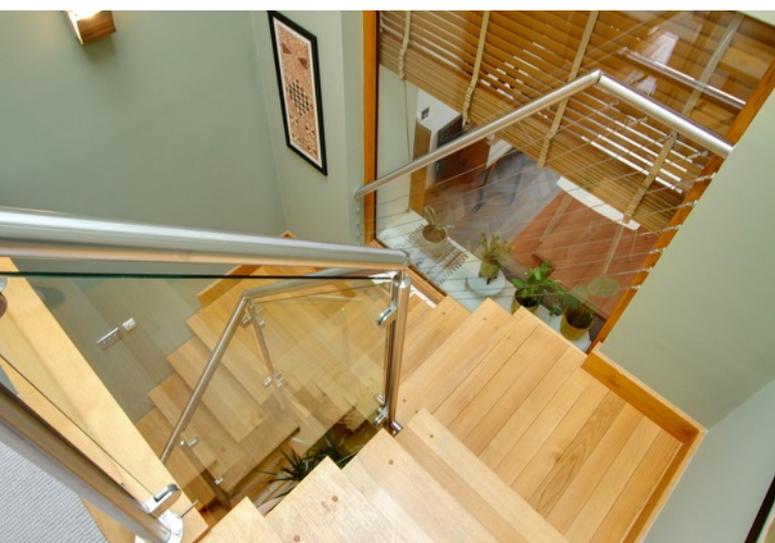
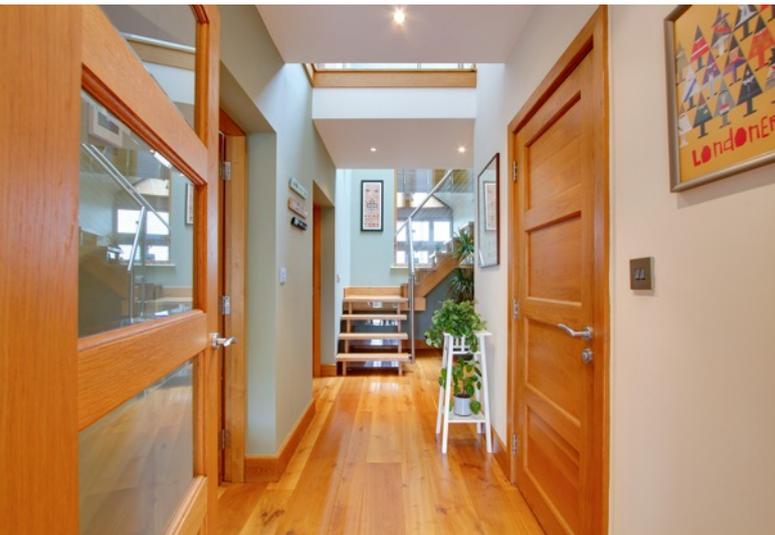
This is a great choice for a family house, the nearest schools are located in Kirkby Lonsdale with St Mary's primary school and Queen Elizabeth secondary school but you'll also find Dallam School at Milnthorpe, a mixed comprehensive world school with state boarding and the Boys and Girls' Grammar schools at Lancaster. The area is also well served by private schools, including Sedbergh, Giggleswick and Windermere.

By car - if you want to wake up and see fields but don't want to be isolated then you will be pleased with the accessibility of Tunstall. J34 M6 is 10.9 miles distant.

By train - on the main west coast line, Lancaster to London Euston in 2.5 hours.

By air - airports are at Leeds Bradford 52.6 miles, Manchester 72.4 miles and Liverpool 79.3 miles.

Accessibility is one of the bonus points here - no winding country lanes with hard to navigate passing places or isolated spots that get cut off in winter. **To find the property** - from Kirkby Lonsdale, take the A683 south towards Lancaster. On entering the village from the north, it's the first drive on the left, turn in and drive to the end, following the drive round to the parking area. **It's as easy as that!**



High spec and easy to run

- LPG gas central heating - zoned under floor heating throughout with the added appeal of no fuss and no mess feature heating from a contemporary gas fire in the living kitchen. There are chrome heated towel rails in the bath and shower room
- Drainage to a septic tank located within the property's boundaries
- Mains water with taps in the garage and garden
- Mains electric with power points in the garage and garden
- Work from home easily with B4RN hyperfast broadband which is beamed around the home by a mesh Wifi system inside and out. Visit their website <https://b4m.org.uk> for more information
- There's TV points in all bedrooms. There's hard wiring for the internet next to the TV points in the living kitchen, sitting room, study and bedrooms
- SONOS sound system wired to all rooms, including bathrooms. There are audio controls in most rooms throughout the house
- Oak internal joinery and floors to the hallway and living area, Travertine tiles to the kitchen
- Solid oak handmade kitchen with African marble worktops. Matching utility units with granite surfaces
- Lutron interior mood lighting
- Travertine marble tiling to all bathroom/shower rooms
- Spa bath in main en suite and Demista mirror pads in three
- Security alarm





You'll need to know...

Council tax

The Barn is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council, Town Hall, Dalton Square, Lancaster, LA1 1QR. T: 01524 582000 W: www.lancaster.gov.uk

Please note:

- Included in the sale are the following: carpets, curtains and blinds, light fittings, white goods (excluding washer/dryer), SONOS and NEST systems, HUE smart lighting, flatscreen TV in sitting room, mesh WiFi system, oak dining room table with matching chairs and sideboard, wardrobes in principal bedroom and kitchen stools.
- Available separately: Bosch washer/dryer, Samsung Frame TV in living kitchen, French Connection sofas, electric piano, all beds including four poster super king bed, Dyson V11 wall mounted cordless vacuum, all gym equipment, Moda garden furniture and Weber gas barbeque.
- Some restrictions apply - further details from the agents
- The access from the highway is owned by the neighbouring property. Maintenance obligations apply.

Money Laundering

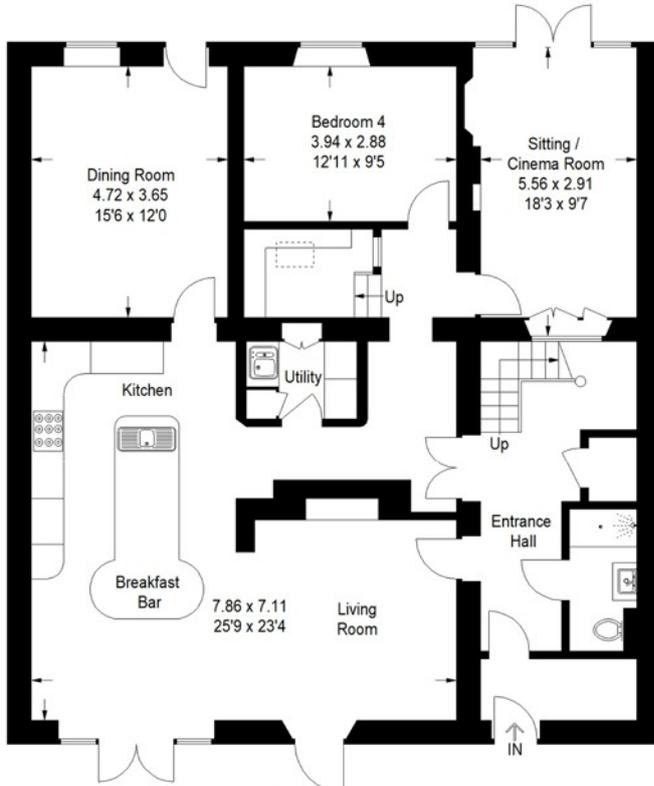
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the

Lane House, Kendal Road
Kirkby Lonsdale
Camforth
Lancashire LA6 2HH

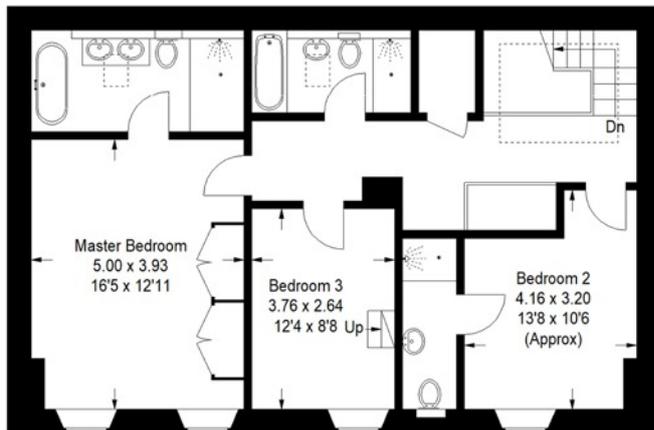
015242 74445
sales@davis-bowring.co.uk
www.davis-bowring.co.uk

davis & bowring

estate agents



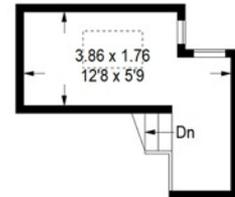
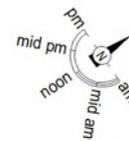
Ground Floor = 140.9 sq m / 1517 sq ft



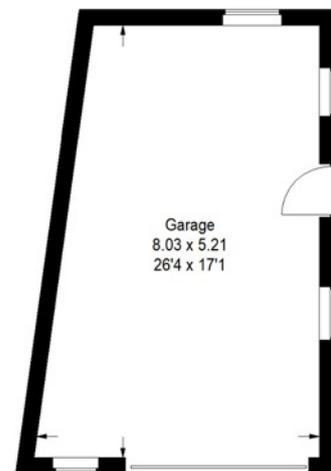
First Floor = 79.9 sq m / 860 sq ft

The Barn, Tunstall, LA6 2QW

Approximate Gross Internal Area
220.8 sq m / 2377 sq ft
Mezzanine = 8.2 sq m / 88 sq ft
Garage = 38.7 sq m / 416 sq ft
Total = 267.7 sq m / 2881 sq ft



Mezzanine
8.2 sq m / 88 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansuSketch.com © 2017 (ID375499)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	62	80

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	73	89

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.