

SIX ACRES**£575,000**

Wennington, LA2 8NZ

Looking to keep a horse, some rare breed sheep, your own chickens or just have a field to call your own for the dogs and children? This large mid terrace barn conversion has a great garden, stables, stores and unspoiled countryside views.

Being one of three in an L shaped converted barn tucked away in this small and attractive farmstead setting, the accommodation is spacious with a lovely big living dining kitchen with Aga at the very heart - sociable and family friendly you'll probably want to live in this room! To take advantage of the views you'll find the sitting room on the first floor, this is all balanced by a utility, pantry, spacious hallways, five bedrooms (or four and a large study as the present owners use it) and two bath/shower rooms. It offers great family accommodation, that's for sure. Well tended gardens wrap around the house and there is driveway parking for several cars. The field is c. 6.24 acres (2.53 hectares) and there's a detached single storey outbuilding which provides two single garages, two loose boxes, feed/tack store and a concrete turn out area to the front.

So, what are you waiting for? Escape to the country and gain views, space, peace and quiet all wrapped up in one!





Welcome to **SIX ACRES**

£575,000

Wennington, LA2 8NZ

Our TOP TEN reasons to love Six Acres:

1. **Spacious and light living** - with a gross internal area c. 2275 sq ft (211.4 sq m) the layout is flexible with room to spread out! The kitchen was re-sited onto the ground floor and an extension added in 2016.
2. A practical covered entrance leads into a **fabulous living dining kitchen**, situated at the heart of the property - perfect for entertaining and for the whole family to be in the same room but with space to spread out. To one end there is a fitted kitchen with matching island unit with breakfast bar, granite worktops and a four oven electric Aga set within an attractive red brick surround. To the other end of the room, an attractive seating area with bi-folding doors out to the flagged terrace creating an indoor/outdoor living space during the warmer months. When the sun isn't shining there is an electric fire to keep you warm and cosy. Off the kitchen is a very useful pantry and there's also a large utility/laundry room - great storage space and let's be honest, there can never be enough can there?
3. The large **sitting room** is on the first floor - it's big, it's bright and it has great views.
4. **Space to sleep over...** there are four/five bedrooms (two doubles on the ground floor, one of which is currently used as a study) with a shower room serving these two rooms and three doubles to the first floor with a house bathroom. Four of the bedrooms have fitted wardrobes and the principal bedroom has a vanity wash basin.
5. There may be scope to **convert the roof space** - a slingsby ladder provides access to a part boarded attic if more space is needed (room for a model railway perhaps!).
6. **Private and very well-tended gardens** wrap round the house and provide a lovely outlook from the house and flagged terrace. There are lawns and mature planted shrubs.
7. A **gated driveway** provides parking for several cars and ensures the garden is enclosed and safe for children and dogs.
8. Perfect for retiring or aspiring farmers, equestrian enthusiasts, or if you just want some land for pottering, adjacent is a ring-fenced **parcel of land** c. 6.24 acres (2.53 hectares) with water supply.
9. To the northern edge of the land, is a **detached single storey block and sheet outbuilding** providing two single garages, two loose boxes and feed/tack store. There is also a concrete turn out area to the front.
10. **An accessible farmstead setting** offering both privacy as well as neighbours for security, support and social gatherings yet being accessible for road and rail links. Back Lane is a hidden gem. Don't spread the word! Residents love the fact that it's not a short cut to anywhere and so remains quiet and peaceful.







Escape to the country in this rural farmstead setting

Although the address is Wennington, the barn is situated in a farmstead development in Old Wennington, a scattered collection of properties in a **hidden little enclave** between Wrayton, Wennington and Bentham.

Wennington itself is 2 miles distant (via Spout Lane) located between Low Bentham and Wray on the B6480 and is highly accessible for road and rail networks - there's also a **railway station** in the village.... how often can you say that these days?

In terms of **easy access to great local countryside**, you are literally surrounded! There are lots of lovely walks right from the door. Set in the gently undulating Lune Valley, there is the neighbouring AONB of the Forest of Bowland and the national parks of the Yorkshire Dales and Lake District, so for those who like to spend time outdoors you've struck lucky, the area provides a stunningly scenic playground for walkers, runners and cyclists as well as climbers, cavers and potholers as well as sailors.

The neighbouring villages of Melling (2.9 miles), **High Bentham** (3.5 miles) and **Wray** (4.4 miles) all have something to offer in terms of shops, post offices, primary schools, pubs, churches, doctors, a garden centre and tea shop. Include **Hornby** (4.9 miles) and you'll find more of the same as well as a community swimming pool.

The Cumbrian market town of **Kirkby Lonsdale** (7 miles) is an hugely popular destination for local residents and tourists alike with much on offer in terms of places to eat and drink, independent shops as well as branches of Boots and Booths supermarket.

In **Lancaster** (14.3 miles) you'll find the University, Morecambe College and the Royal Lancaster Infirmary.

As far as **schools** are concerned Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School) and Lancaster.

Travel by car - once here, you'll find it a convenient spot, not just for access to the M6 but if you are travelling east, head through Low and High Bentham out onto the A65 and bear right.

Travel by train - a huge plus for the village is the railway station at Wennington on the Leeds to Morecambe line. Live here and commute to Leeds or just indulge in a day's shopping in the city. You could also catch a connecting train here to Manchester airport so no need to pay for expensive parking whilst you are away ever again! The nearest station on the west coast main line is at Lancaster.

Travel by air -the nearest airports are at Leeds Bradford 48.7 miles, Manchester 73.3 miles and also at Liverpool 80.4 miles.

To find the property...

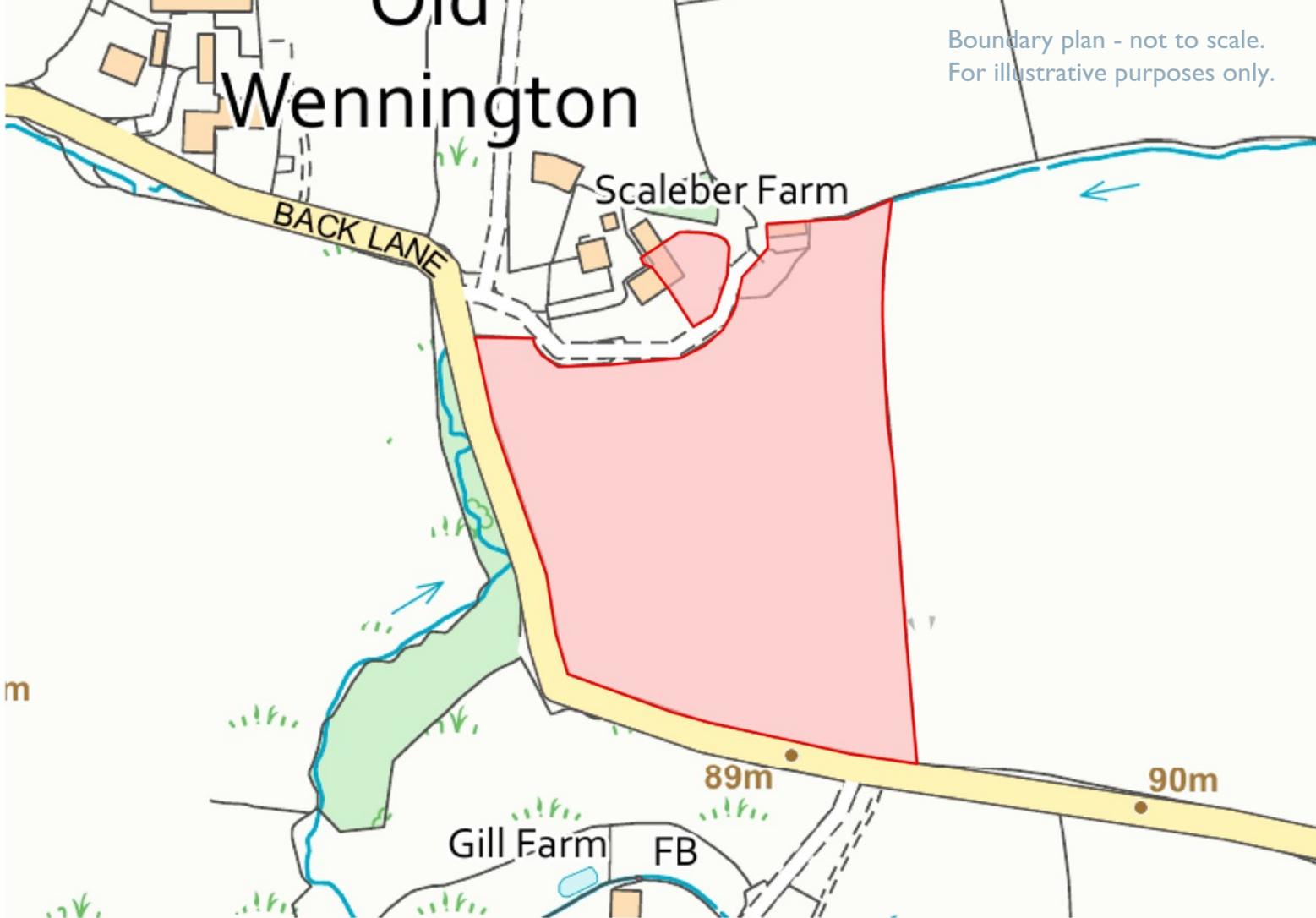
From Kirkby Lonsdale take the A683 signposted Lancaster. Travel through the villages of Burrow and Tunstall and follow the road to the right at the junction with the A687 to Ingleton, continue across the small bridge over the River Greta. Take the next turning on the left hand side by the bus shelter (currently being rebuilt) signposted Wrayton. Continue on Back Lane through the village and follow the road out into the countryside. Pass Bull Bank Farm on the left turning left at the next junction, past Ringers Hill (farmhouse and barn conversion) on the right. There is a farmstead development on the left followed by the North Yorkshire county boundary sign. Turn in left here and bear right, continue up the drive and Six Acres is the second driveway on the left.



Services and specification

- Mains electricity
- Private water supply from a borehole
- Private drainage to a septic tank located within the property's boundaries shared with two neighbouring properties, Lascal and Scaleber House
- Electric Fischer heaters installed in 2018
- Zoned underfloor heating in the living dining kitchen
- B4RN Broadband connected - if you're not familiar with this excellent service offering hyperfast broadband and unlimited bandwidth have a look at their website b4m.org.uk. This is fabulous if you are looking to work from home (and has made such a difference for those striking the live/work balance) or just stay connected with the outside world
- Trough with water connection to the field
- Wood double glazed windows with aluminium bi-folding doors in the living kitchen
- Kitchen by Atlantis of Kendal, fitted 2016
- Gazco electric cast tin stove in living kitchen and wood burning stove in the sitting room
- Kardean floor in the house bathroom





Useful information

Council tax

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

Local and Planning Authority

Craven District Council, 1 Belle Vue Square, Broughton Road, Skipton BD23 1FJ T: 01756 700600 W: www.cravencd.gov.uk

Please note

- All carpets, curtain poles and integral kitchen appliances including the Aga are included in the sale
- Curtains, light fittings and free standing white goods (including a Fisher Paykel French fridge) are available by separate negotiation
- Six Acres is not listed but is within the curtilage of a listed building
- The access is shared with neighbouring properties, maintenance obligations apply. Please ask the agent for further details.
- A public footpath runs in front of the outbuilding and across the land

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 agent's offer procedure.

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

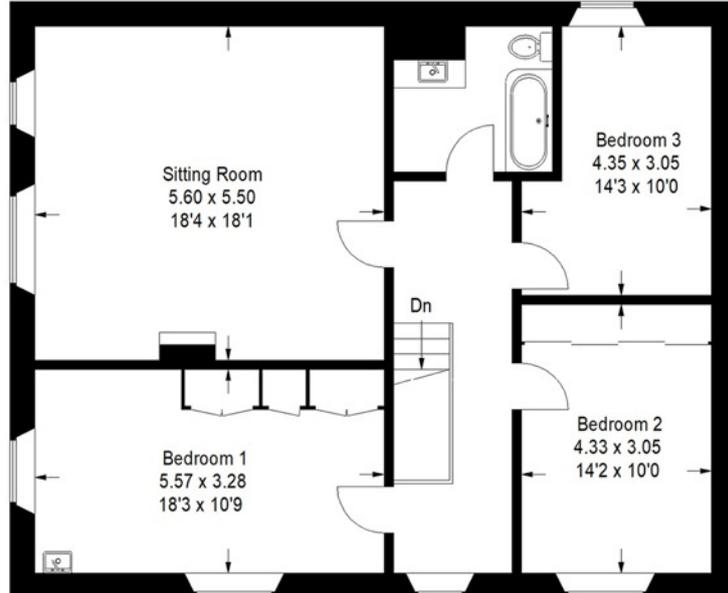
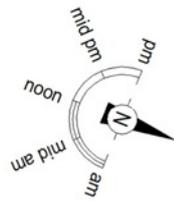
015242 74445
 sales@davis-bowring.co.uk
 www.davis-bowring.co.uk

davis & bowring

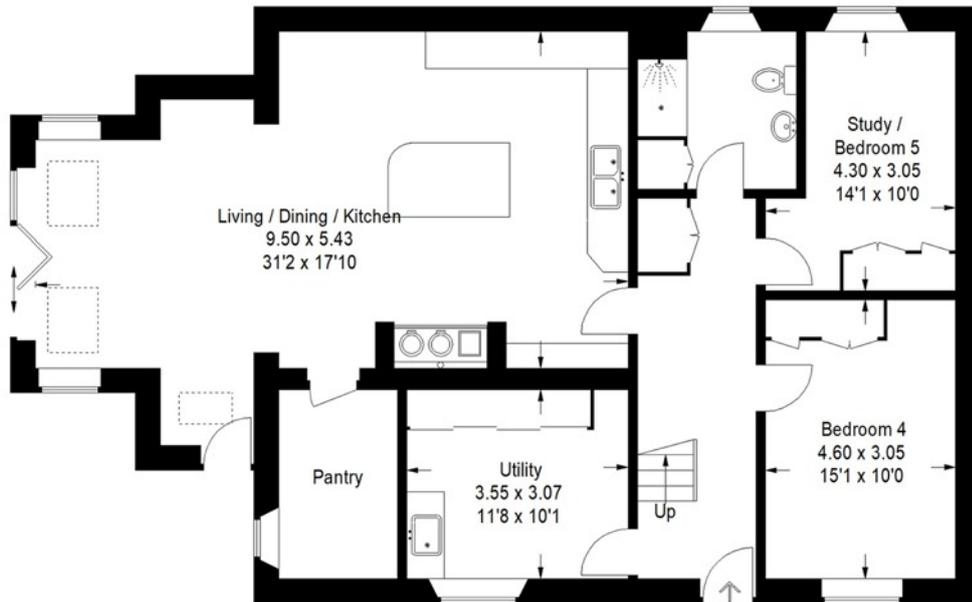
estate agents

Six Acres, Wennington, LA2 8NZ

Approximate Gross Internal Area = 211.4 sq m / 2275 sq ft

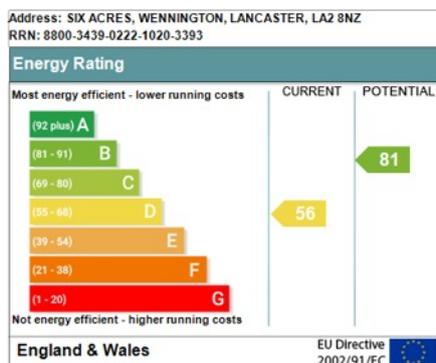


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2021 (ID784417)



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.