

THE OLD ORCHARD

£800,000

Low Green, Middleton, Cumbria, LA6 2NA

Set within a delightful walled garden and with its own parcel of woodland, a spacious detached barn conversion enjoying splendid views across the Lune Valley and to the fells to the rear.

With well-proportioned, attractively presented accommodation and high quality internal joinery and finishes, this attractive barn conversion offers two reception rooms, a dining kitchen with Aga, utility room, three double bedrooms and three bath/shower rooms. Attached is a large double garage with two useful garden/fuel stores. There are front and rear gated driveways, one providing ample parking provision, a vegetable garden, wildlife pond, lawn, herbaceous border and seating terraces. To the west, north and east, a parcel of woodland, c 1.6 acres (0.65 hectares) with Stockdale Beck running through. In all, 2.05 acres (0.83 hectares).

Escape the hustle and bustle of modern life in this peaceful and tranquil haven.





Welcome to **THE OLD ORCHARD**

£800,000

Low Green, Middleton, Cumbria, LA6 2NA

Here's the Davis and Bowring **TOP TEN REASONS TO LOVE The Old Orchard:**

- 1. Space to enjoy** - sympathetically converted with beautifully presented accommodation with a gross internal measurement area of 2737 sq ft (254.3 sq m) including the garage and stores.
- 2. Make an entrance** - a flagged approach with covered porch leads into the spacious entrance hall; being part double height, the skylight allows light to flood in and offers glimpses of the fells from the gallery above.
- 3. Well-planned layout** - there are two generous, dual aspect reception rooms, both with woodburning stoves; the sitting room also has a study area with fitted bookshelves. The welcoming dining kitchen is open to the apex with cruck beams and fitted with a range of base and wall units, a two-oven oil-fired Aga with adjacent electric module set in a brick recess and integral appliances. A stable door leads to a useful side porch overlooking the garden.
- 4.** Keeping the laundry out of the kitchen there is also a **practical utility room** with Belfast sink.
- 5.and so to bed** - off the galleried landing there are three double bedrooms, all with built-in wardrobes.
- 6. Bath/shower rooms** - to the first floor, a five piece house bathroom in addition to an en suite shower room. There is also a shower room on the ground floor.
- 7. Worthy of particular note is the craftsmanship of the internal joinery** - believed to have been handcrafted by a joiner in Somerset, the oak joinery (staircase and panelling, doors, latches, architraves and skirtings) is of the highest quality.
- 8. Garage and parking** - there are two gated drives to the front and rear. To the front, a main gravel driveway provides excellent parking and leads around to the garage and additional driveway to the rear, providing access to the gardens. An attached large double garage is open to the apex with wooden roller doors, power and light. There are also two garden stores at the rear, excellent storage for garden implements and furniture.
- 9. Private and very well-tended gardens** - delightful gardens sit to the south and east with a level lawn, a wildlife pond (a haven for frogs, toads, newts and dragonfly), herbaceous border, seating terraces and a raised vegetable garden with apple trees and an old pear tree (the remains of the orchard for former Grimes Hill Estate and hence the property's name), all sitting against the backdrop of the picturesque fells beyond. To the west, north and east and wonderfully carpeted in the spring with bluebells, a **parcel of woodland**, c 1.6 acres (0.65 hectares) comprising a mixture of semi-mature deciduous with Stockdale Beck meandering through. In all, 2.05 acres (0.83 hectares).
- 10. A peaceful and tranquil setting** - in a beautifully scenic setting in the Cumbrian part of The Yorkshire Dales, The Old Orchard is surrounded by open countryside and enjoys splendid views of Middleton Fell and down The Lune Valley. Set well back off the A683, it's within easy reach of major road and rail networks: to find out more, turn to page 5 for our local guide on the surrounding area.







A peaceful haven....

Location, location location ...surrounded by open countryside and nestling at the foot of Middleton Fell, Middleton is a small parish, situated off the A683 between Barbon and Sedbergh. The Swan Inn, a 16th Century coaching inn is close by.

The pretty Lune Valley village of **Barbon** is 3.2 miles south and offers locally renowned The Churchmouse where you'll find a deli with local provisions and The Barbon Inn, a popular country pub with good pub grub, beams and open fires. The village hall plays host to a range of activities and events and there is St Bartholomew's Church.

Casterton (4.6 miles) has a petrol filling station and garage with a small shop for basic provisions along with The Pheasant, another popular country pub - you'll be spoilt for choice!

The historic market town of **Sedbergh** (5.2 miles), dwarfed by The Howgills, is England's Book Town. It offers a good range of local amenities.

The popular market town of **Kirkby Lonsdale** (6.2 miles) is the jewel in the Lune Valley's crown and offers independent shops, popular restaurants and pubs, a post office and a well regarded Booths supermarket.

The market town of **Kendal** (11.5 miles via the B6254) and the city of **Lancaster** (21.1 miles via the A683) provide a comprehensive range of educational, commercial and recreational facilities.

There are primary and secondary schools in Kirkby Lonsdale and Sedbergh. Independent schools are at Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.



There's no better place...

For those who like to spend time outdoors, you will be spoilt for choice. Situated in the **Yorkshire Dales National Park** and **The Lune Valley**, close to the **Lake District National Park** and **Forest of Bowland**, the area provides a stunningly scenic natural adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors. And if you fancy a coastal walk, the **Arnside and Silverdale AONB** and **Morecambe Bay** are not too far away.

Golf courses are at Casterton, Kirkby Lonsdale, Sedbergh and Kendal.

Travelling by car - access to the M6 is at J37 (5.9 miles for travel to the north) or J36 (13.1 miles (travelling to the south)). For travelling east/west, the A65 is 5.8 miles away.

Let the train take the strain, the nearest station on the west coast main line is at Oxenholme (9.1 miles via the B6254) or Lancaster with direct trains to London Euston.

For jetting off - Leeds Bradford (56.1 miles), Manchester Airport (88 miles) and Liverpool Airport (93.8 miles).

All mileages are approximate.

To find the property - From Kirkby Lonsdale, head east along the A65 over the bridge and turn first left onto the A683 signposted Sedbergh. After approximately 6.2 miles, turn right, then first left into The Old Orchard.

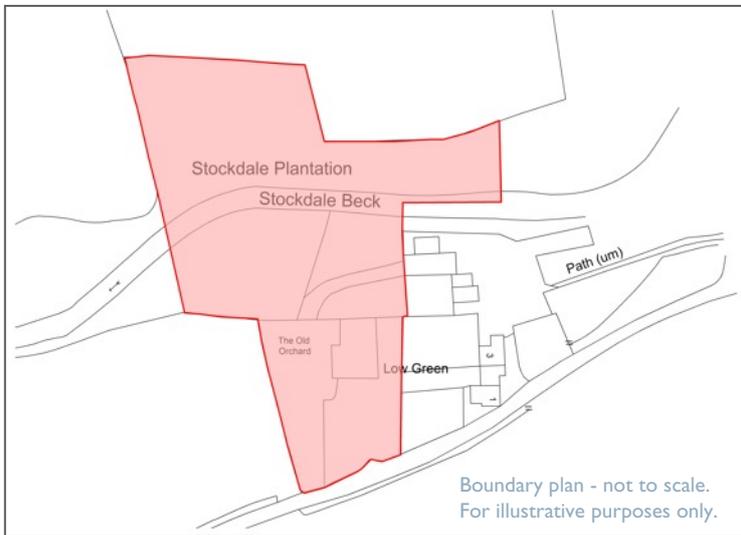
/// what3words reference: crystals.decorated.begun



Services and specifications

- Mains electricity
- Private water supply from a tank on Stockdale Beck approximately 1 mile to the east. The supply is shared with a number of properties. A UV filter is in the utility room.
- Drainage to a septic tank located within the property's boundaries
- Oil fired central heating with wood burners in the sitting and dining room
- Oil fired Aga with adjacent electric module
- B4RN hyperfast broadband connection available, this will make working from home, downloading films or playing the latest game an absolute doddle! Check out their website: b4m.co.uk
- Wooden framed double glazed windows and external doors
- Bespoke oak staircase, wall panelling, architraves, skirtings and internal doors.
- Oak flooring to sitting room, limestone flagged floors in entrance hall and dining room and tiled floor in the kitchen, Oak flooring throughout the first floor.





The finer details

Council tax

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

Local Authority

South Lakeland District Council, South Lakeland House, Lowther, Street, Kendal, Cumbria, LA9 7QU.

T: 01539 733333 W: www.southlakeland.gov.uk

Planning Authority

Yorkshire National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL

T: 0300 456 0030 W: www.yorkshiredales.org.uk

Please note

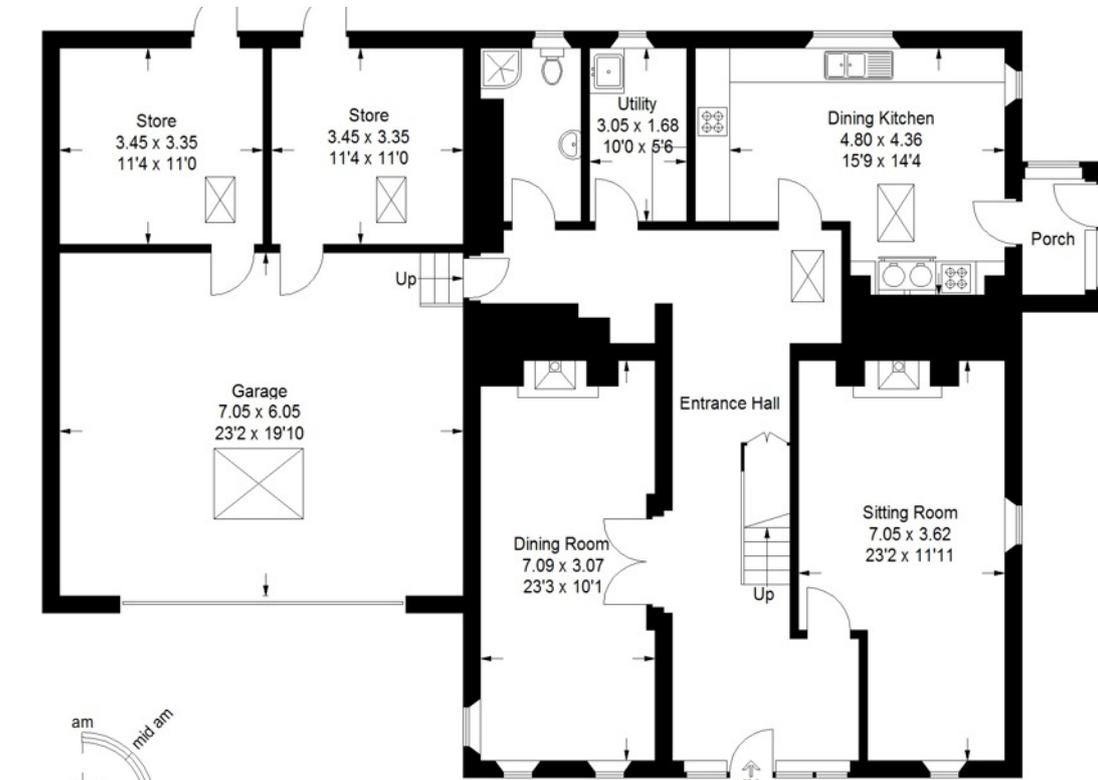
- Curtains and fixed light fittings are included in the sale
- Certain items of furniture, some garden tools and tractor-mower are available by separate negotiation.

Money Laundering

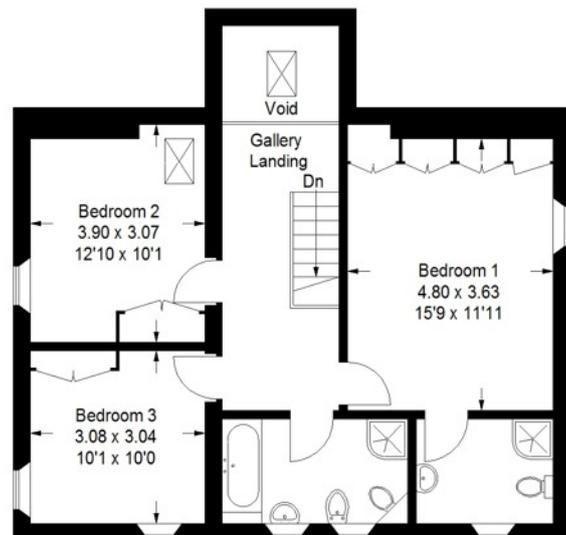
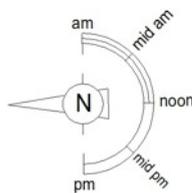
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.

The Old Orchard, Low Green, Middleton LA6 2NA

Approximate Gross Internal Area
 (Including Garage / Stores)
 (Excluding Void)
 254.3 sq m / 2737 sq ft

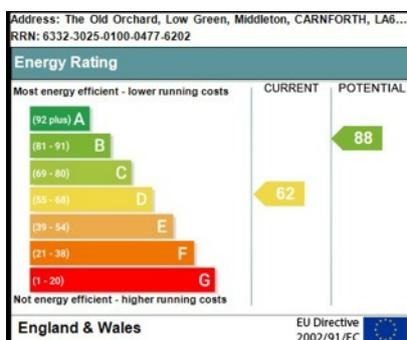


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID852723)



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.