

## 4 BIGGINS HALL BARN

£795,000

High Biggins, LA6 2NP

**Situated in this sought-after and picturesque hamlet, within walking distance of the popular market town of Kirkby Lonsdale, a spacious end terrace barn conversion with a splendid south facing aspect.**

A fabulous barn conversion with spacious, light and versatile accommodation comprising four bedrooms (two ground floor and two to the first), two bath/shower rooms, a good-sized entrance hall, a dining kitchen, family room and a large lounge with French windows out to the garden terrace. Large double garage with mezzanine storage above, private parking and shared visitors' parking and delightful, well-maintained gardens to the front and rear; the front garden with manicured lawns and well-stocked borders, to the rear, a wonderful, private south-facing garden with a flagged terrace from which to enjoy the view.

**This is a cracking property - one definitely not to miss!**





## Welcome to **4 BIGGINS HALL BARN**

**£795,000**

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### Here's our **TOP TEN** reasons to love 4 Biggins Hall Barn:

- 1. The stunning views** - surrounded by countryside and bordering open fields to the rear there are far reaching views across the valley and towards Ingleborough from the rear garden.
- 2. Family friendly living space, both inside and out** - with a gross internal area of c. 2082 sq ft (193.4 sq m) the accommodation is well-proportioned and versatile. The oak lintels, ceiling and cruck beams add character, but this is very much an attractive modern home.
- 3. Large, light and airy lounge** - in the summer months, throw open the three sets of French windows into the garden and for the colder evenings, keep warm in front of the gas stove. If you ever thought of rearranging the layout, this room would make the most fabulous living/dining kitchen - you could even open up the space further by adding bi-folding doors.
- 4. Not one but two reception rooms** - there's a separate family room (when there's a difference of opinion over TV viewing or the children have their friends over) with fitted furniture and French windows out to the garden terrace. There is also an entrance vestibule with cloaks cupboard and a good-sized hall (it's a room in itself!).
- 5. The sociable dining kitchen** enables you to chat to family and friends whilst you cook. Fitted with a range of oak base and wall units, matching island unit and breakfast bar with granite work top, Britannia duel stove set in a tiled recess and integral appliances, there's ample space for a dining table and a small sofa too. Off the kitchen is a useful laundry room.
- 6. Sweet dreams guaranteed** - there are two bedrooms on the ground floor, a double and a single (which could be used as a dedicated home office, study or hobbies room) and to the first floor, two further doubles, both with fitted furniture.
- 7. Modern bath/shower rooms** - to the ground floor, there is a four piece house bathroom with roll top bath. To the first floor, Bedroom 1 has an en suite shower room.
- 8. Garaging and parking** - in a detached garage block of four, a large, double garage with ladder access to mezzanine storage, power, light and water. Private parking can be found to the front of the garage as well as two further spaces adjoining the property. To the rear of the garage block, there is shared visitor's parking.
- 9. Outdoor living** - the rear south facing garden is a true delight with a flagged seating terrace and a path zigzagging between the lawns and mature planting, leading to a second seating terrace, pond and rocky outcrop. This is the perfect spot to sit, relax and take in the splendid view. To the front, there is a beautifully manicured lawn, well-stocked borders and a seating area and to the side, a small wooden shed and area for bin storage. In all, 0.35 acres (0.14 hectares).
- 10. Location really matters** - a highly sought-after and well-placed rural hamlet setting, within walking distance of Kirkby Lonsdale. For further details on the surrounding area, please turn to page 5.







## Sought-after hamlet setting

One of the English countryside's unspoiled gems, **the Lune Valley** begins just a few minutes' drive from Lancaster and borders the Forest of Bowland Area of Outstanding Natural Beauty and the Yorkshire Dales.

The charming and sought after hamlet of High Biggins is **within walking distance of Kirkby Lonsdale**, an ever-popular choice with a wide range of first and second home buyers and it's not hard to see why. With a host of independent shops and places to eat you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, the Post Office, Booths supermarket and doctors and dentists' surgeries. For the fourth year in a row this undeniable gem has been voted in the best top 10 places to live in the North West.

The historic market town of **Kendal** (12.5 miles) and the Georgian city of **Lancaster** (14.7 miles via the B6254) provide a comprehensive range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

**Great for families, schools** are located in Kirkby Lonsdale with St Mary's primary school and Queen Elizabeth secondary school, at Dallam, 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.

If you like fresh air and fun then you will be well suited with the area. Situated close to the **Yorkshire Dales**, the **Lake District National Park** and **Forest of Bowland AONB**, the area provides a stunningly scenic natural adventure playground for most outdoor pursuits. And if you are drawn to the sea then look no further than nearby **Arnside and Silverdale AONB** and **Morecambe Bay**.

**Getting about by car** is easy, accessibility to the motorway network is excellent at J34, J35 or J36 depending on your direction of travel as well as onto the A65 for travelling east.

**Travel by train** - there are stations on the West Coast main line at Lancaster (travel time to Euston approx. 2 hours, 30 mins) and Oxenholme (10 miles). Historic Camforth train station is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

**Jetting off** there is a choice of airports: Leeds Bradford (51.6 miles) Manchester (79.9 miles) and Liverpool (85.6 miles).

**To find the property** - from the M6, exit at J36 and head towards Kirkby Lonsdale on the A65. After the Texaco garage, take the first turning right signposted Hutton Roof. Travel through Low Biggins and continue out into the countryside. At the bus shelter, turn right onto Biggins Lane and continue into High Biggins. Take the second turning on the left into the communal parking area for the small development and No. 4 is the end property on the right hand side.

/// *what3words reference: forgiving.informed.diamonds*

## Services and specification

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- Mains electricity
- Main metered water
- Shared drainage to a septic tank located in the rear garden of Number 2 shared with three other properties. Annual maintenance costs are shared equally
- LPG gas central heating with hot water to radiators
- Telephone connection subject to transfer regulations
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website [b4rn.org.uk](http://b4rn.org.uk). This is fabulous if you are looking to work from home (and has made such a difference when trying to strike the live/work balance) or just stay connected with the outside world
- Wooden double glazed windows
- Oak floor in lounge and family room
- Slate tiled floor in entrance hall and kitchen
- Oak internal doors and woodwork
- Outside water tap
- Plumbing for washing machine in utility room





## The finer details

### Council Tax

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

### Local and Planning Authority

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

T: 01539 733333 W: [www.southlakeland.gov.uk](http://www.southlakeland.gov.uk)

### Please note

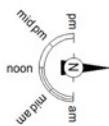
- Included in the sale: carpets, curtains, blinds, curtain poles, light fittings and integral white goods (dishwasher, microwave, American style fridge/freezer and range cooker)
- Available by separate negotiation: the oak furniture in the family room and the pine furniture in Bedroom 3
- The two tables in the family room are specifically excluded
- All four properties have shared access to garages, LPG tanks and parking.

### 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.

**4 Biggins Hall Barn,  
 High Biggins, LA6 2NP**

Approximate Gross Internal Area  
 193.4 sq m / 2082 sq ft



**First Floor**



**Ground Floor**

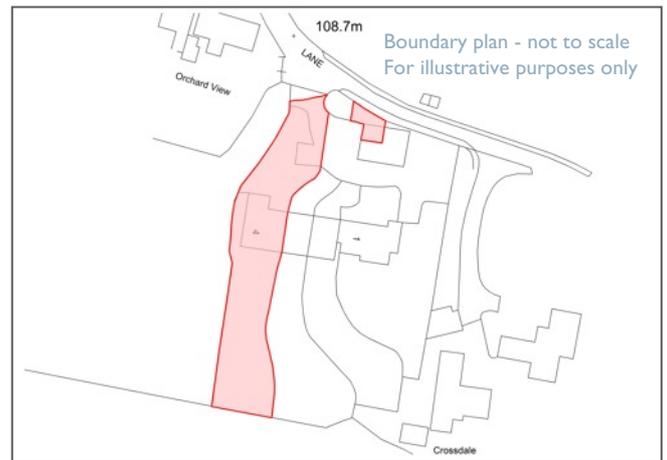


Illustration for identification purposes only, measurements are approximate, not to scale.  
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| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|-----------|-----------|
| Very energy efficient - lower running costs |          |           |           |
| (92+)                                       | <b>A</b> |           |           |
| (81-91)                                     | <b>B</b> |           |           |
| (69-80)                                     | <b>C</b> |           |           |
| (55-68)                                     | <b>D</b> |           |           |
| (39-54)                                     | <b>E</b> |           |           |
| (21-38)                                     | <b>F</b> |           |           |
| (1-20)                                      | <b>G</b> |           |           |
| Not energy efficient - higher running costs |          |           |           |
|   |          | <b>62</b> | <b>79</b> |

England & Wales EU Directive 2002/91/EC

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