

## THE OLD WORKSHOP

£525,000

Lupton, LA6 2PP

**A spacious, detached barn conversion situated within an attractive farmstead setting.**

Characterful accommodation with an open plan dining room/breakfast kitchen, three double bedrooms, an en suite shower room and house bathroom. Light and bright first floor sitting room and a garden room with a lovely seating terrace. Gardens wrap around the property to three sides and there is private parking for two cars.

**Close to the sought after market town of Kirkby Lonsdale in the well regarded Lune Valley with good links to the M6 and west coast railway station at Oxenholme.**





## Welcome to **THE OLD WORKSHOP**

**£525,000**

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### Here's our **TOP TEN** reasons to love **The Old Workshop**:

- 1. Embrace the space** - with a gross internal measurement of 1384 sq ft (128.6 sq m).
- 2. Character features** - purchased in 2003, converted and later extended by the current owners, some of the period details remain with oak ceiling beams and window lintels.
- 3. Sociable open plan kitchen and dining room** - perfect for entertaining, this is a lovely, light space being open to the apex with Velux windows and French windows opening out to the seating terrace. The kitchen is fitted with base and wall units, a breakfast bar and integral appliances.
- 4. Space for you, for family, for friends** - a staircase with gallery over the kitchen leads to the first floor where you will find a sitting room with multi-fuel stove set on a flagged hearth and French windows leading to a delightful garden room, both being open to the apex with Velux windows. Off the garden room is a seating terrace overlooking the garden to the front and enjoying views to open countryside.
- 5. Sweet dreams** - there are three double bedrooms, all to the ground floor; Bedroom 2, off the kitchen is double height with a mezzanine storage area. The two additional bedrooms are off the inner hall. Bedroom 3 has a painted beamed ceiling and built in wardrobe.
- 6. Modern bath/shower rooms** - there is an en suite shower room with Bedroom 2 and there is a good-sized house bathroom with roll top bath servicing the other two bedrooms.
- 7. Useful storage** - steps lead down to the entrance porch; with a tiled floor the space is ideal for coats, muddy boots and dogs and also wood storage for the multi-fuel stove. There is also a store cupboard off the inner hall.
- 8. Outside space** - gardens wrap around the house on three sides. To the rear there is a level lawn with block paved seating terrace, planted beds and wooden shed and to the side, is a further lawned garden, the lawns and beds are bordered with wooden railway sleepers. There is a further lawned garden with mature trees to the front and ample private parking for two/three cars on the gated gravel drive.
- 9. A successful holiday let there is a potential income stream** - with staycationing here to stay you could let it out to help pay the bills when you don't need it.
- 10. A highly accessible, Lune Valley location** - set back off the A65, the property is close to the ever popular market town of Kirkby Lonsdale as well as road and rail links. Please see page 5 for further details on the surrounding area.







## Location, location, location

Surrounded by open undulating countryside, **Lupton** is a scattered village of farms, houses and cottages to the north west of the market town of Kirkby Lonsdale. The Old Workshop is situated within an attractive farmstead, set back off the A65. The village has a church, All Saints Church and The Plough offering good pub grub, beams and open fires as well as luxury B&B accommodation. If clay pigeon shooting is your thing, it is also home to Crabtree Farm, which has the facilities to offer a great day of shooting at every level.

Living here, **Kirkby Lonsdale** (3.5 miles) will be your local town - it's the jewel in the Lune Valley's crown, voted best place to live in the North West for four years in a row by a Sunday Times poll. The town offers independent shops, popular restaurants, pubs and cafés, a post office, library, bank and a branch of well-regarded regional supermarket Booths.

Slightly further afield you'll find the market town of **Kendal** (9 miles) and the city of **Lancaster** (16.9 miles via M6) which provide a comprehensive range of educational, commercial and recreational facilities as well as hospitals.

Thinking of the children there are **primary** and **secondary schools** in Kirkby Lonsdale and Kendal with Boys' and Girls' grammar schools at Lancaster. Independent schools are at Sedbergh (with the preparatory school at nearby Casterton), Windermere and Giggleswick.

### There's no better place...

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

If golf is your passion there are golf courses at Casterton, Kirkby Lonsdale, Sedbergh, Kendal and Windermere.

**Prime position** for being out and about with J36 of the M6 being 2.1 miles distant and the A65 providing easy access for travel east/west

**Let the train take the strain**, the nearest station on the west coast main line is at Oxenholme (7.4 miles) or Lancaster with direct trains to London Euston.

**For jetting off** - Manchester Airport is 76.4 miles distant, Liverpool Airport, 82.3 miles with Leeds Bradford 54.3 miles being the nearest.

*All mileages are approximate.*

**To find the property** - from J36 of the M6 motorway, take the A65 towards Kirkby Lonsdale. After passing the Plough Inn at Lupton and Witherslack School on the right-hand side, turn first left into the farmstead, follow the track to the end and bear right into the gated parking area.

*/// what3words reference; dynasties.piper.extremes*



## Services & specification

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- Mains electricity
- Drainage to a septic tank shared with three neighbouring properties. We are advised that the tank is emptied annually with the cost shared equally
- Metered mains water
- LPG gas central heating and hob
- Broadband connection available
- Multi-fuel stove in the sitting room and electric stove in the garden room
- Wooden double-glazed windows and external doors
- Mainly wooden boarded internal doors





## You'll need to know

### Council Tax

The Old Workshop is currently not banded 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](http://www.southlakeland.gov.uk)

### Please note

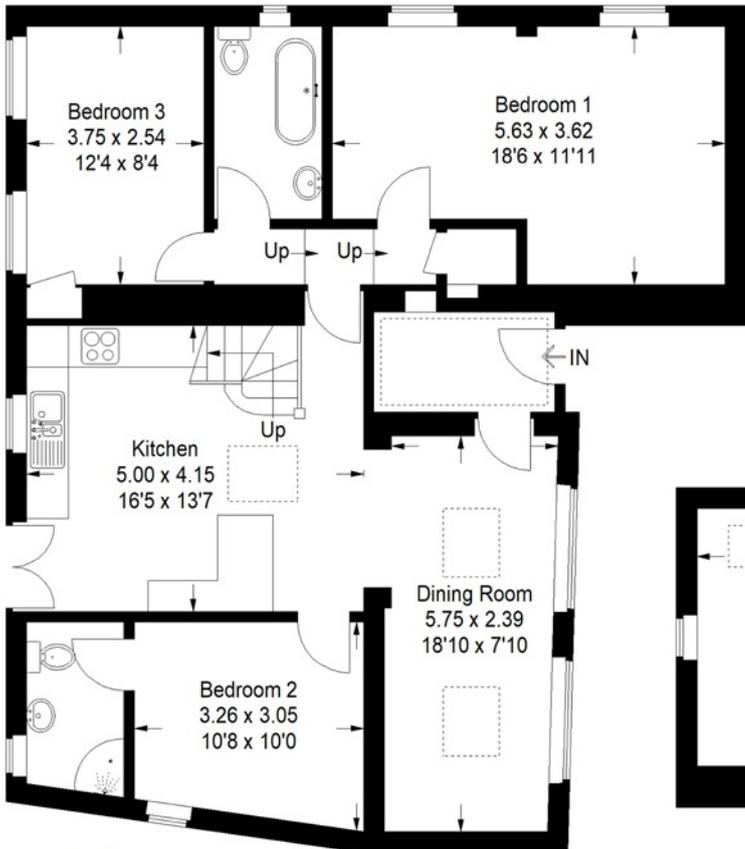
- All carpets, blinds, curtain poles, light fittings and integral appliances are included in the sale
- The fridge/freezer is available by separate negotiation as well as the contents

### Money Laundering

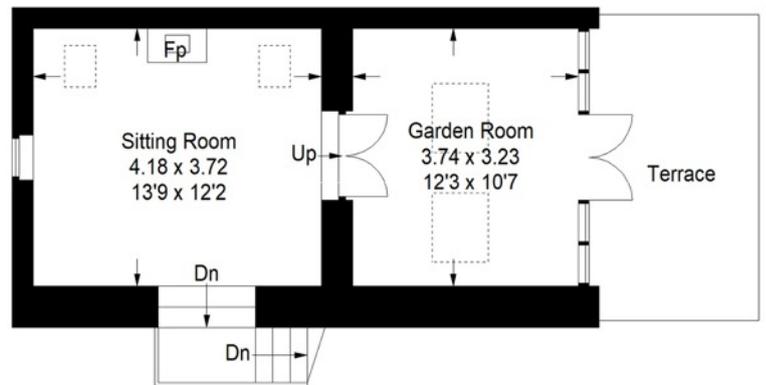
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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 Workshop, Lupton, LA6 2PP

Approximate Gross Internal Area  
 128.6 sq m / 1384 sq ft



Ground Floor



First Floor

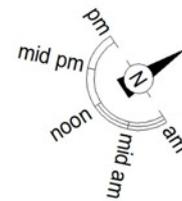


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		59
E (39-54)	43	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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