

BOX TREE FARMHOUSE & COTTAGE OIEO £1,780,000

Barbon, Near Kirkby Lonsdale, The Yorkshire Dales, Cumbria, LA6 2LS

Situated in this sought-after Lune Valley village, a stunning Grade II Listed detached former farmhouse of great character with an attached cottage, wonderful gardens, outbuildings, paddock and splendid views.

Dating back to the mid 18th century, the property has undergone an extensive restoration and refurbishment since 2014 and now offers the most beautiful, stylish and immaculately presented accommodation. Finished to an exceptional standard with three reception rooms, dining kitchen, entrance hall, cloakroom, cellar, principal bedroom suite with dressing room and en suite, three further double bedrooms and house bathroom. Attached two bedroom cottage with separate garden providing income potential. Excellent parking provision, drying room, detached single garage with attached open fronted garage, stone and slate outbuilding, former 'piggeries', double car port and fuel and gardens stores. Mature gardens with summerhouse, seating terraces, sunken fire pit, lawns, well-stocked borders and vegetable beds. Adjacent paddock, c. 1.17 acres (0.47 hectares) with separate access and agricultural open fronted building currently used as a 'party barn' and decked seating terrace overlooking Barbon Beck. In all, 1.64 acres (0.66 hectares).

A truly impressive property - ready for you to move straight into and start enjoying village life.





Aerial view

Welcome to **BOX TREE FARMHOUSE & COTTAGE** OIEO£1,780,000

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Location, location, location.... few villages in the Lune Valley (and within the recently extended Yorkshire Dales National Park) offer as much as Barbon. There's a cracking village pub, a village store/delicatessen and coffee shop (Churchmouse at Barbon) which also hosts a very popular Friday night bistro, a church and a thriving village hall. There are lots of lovely walks right from the doorstep, you're surrounded by excellent views and by virtue of the fact the village is off the main road there's no through traffic so it's altogether quieter. Barbon is also at the head of Barbondale, the scenically stunning route through the fells to Dent.

Nearby **Casterton** (2.1 miles) has a petrol and car repair garage with a small shop along with a public house, The Pheasant.

Voted within the top ten places to live in the North West in the Sunday Times on a number of occasions, the attractive and popular market town of **Kirkby Lonsdale** (4.2 miles) offers an abundance of independent shops, popular restaurants and pubs, a post office, bank, doctors' and dentists' surgeries, an optician and a well-regarded Booths supermarket.

It doesn't stop there, **Sedbergh** (7.7 miles) offers a good range of local amenities and with its cobbled streets, the scenic village of **Dent** (6.7 miles) has a general store, an art gallery, a selection of tea shops, a church and two pubs.

Further afield **Kendal** (17 miles) and **Lancaster** (19.5 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

When it comes to schooling, 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.

For those who like to spend time outdoors, you will be spoilt for choice. Situated in the **Lune Valley and Yorkshire Dales** and close to the **Lake District National Park** and **Forest of Bowland**, the area provides a stunningly scenic adventure playground for fans of fresh air and fun. If you fancy a coastal walk, the **Arnsdale and Silverdale AONB** and **Morecambe Bay Estuary** are not too far away.

For travelling further afield

By car - access to the M6 is either at J36 (9.3 miles) or J34 (16.9 miles) depending on the direction of travel. For travelling east/west, the A65 is 3.2 miles distant.

By train - the nearest station on the west coast main line is at Oxenholme (14.7 miles via the A65) or Lancaster (20 miles) with direct trains to London Euston. Historic Camforth Train Station (14.4 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester Airport.

...and finally, for jetting off - Leeds Bradford (54.2 miles), Manchester Airport (83.8 miles) and Liverpool Airport (89.6 miles).

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Cottage sitting room

Village idyll with farmhouse, cottage, outbuildings, gardens and land

Box Tree Farmhouse is situated in a highly sought-after edge of village setting - it's the perfect package of main residence, an attached cottage with income potential, outbuildings, gardens, land and lovely views of the Barbon Fells.

Since the current owners' purchase in 2014, the property has been completely renovated and extensively refurbished (a list of works is available from the agent). It now offers a stunning, exquisitely presented home, exceptionally well-appointed with high quality fixtures and fittings.

Thought to date back to the mid 18th Century, many of the original features remain with two gabled stone porches with benches, an oak spice cupboard in the drawing room, oak ceiling, cruck beams and window lintels, window seats, a combination of boarded and panelled doors with Suffolk latches, wall panelling on the landing, substantial stone lintel and fireplace (unexpectedly uncovered during the refurbishment) and decorative oak fireplace in the drawing room with tiled slips and hearth and copper canopy.

Outside there is a row of stone and slate outbuildings and a detached stone outbuilding. Of particular note, is a Bee Hole in the cottage garden. Often found in south facing walls (as this one is), a bee hole is an alcove or cavity, which would house a skep, an open ended basket of wicker, heather or straw used before the development of modern beehives.

It's now time for new custodians to enjoy and delight in this idyllic village setting and truly special property. There is also the potential to enhance further and extend, subject to the relevant consents.

Let us take you on a tour...

Box Tree Farmhouse - 2634 sq ft [244.7 sq m]

A central path leads to the front door and into the entrance hall but for everyday use, access is at the rear.

Come on into the **rear entrance hall** with a range of fitted units, cupboards housing the washing machine and tumble drier and a sink unit. With a tiled floor it is ideal for muddy boots and dogs. Off here is the kitchen and an inner hall, as well as a two piece **cloakroom**.

The dual aspect **dining kitchen** is open to the apex with a conservation skylight and is comprehensively fitted with base units with (silestone) worktops, double pot sink, Dartmouth Blue electric five oven Aga, adjacent electric module with induction hob, American style fridge/freezer, wine cooler and dishwasher. From here walk into the generous dual aspect **sitting/dining room** with glazed door out to the front garden. The inner hall with built in cupboard leads to the entrance hall with two further reception rooms either side; a spacious **drawing room** with open fire and a **snug/office**.

Off the staircase hall, a **cellar** (72 sq ft [6.7 sq m]) with stone steps provides excellent storage.

The full return staircase leads to the main landing off which are four bedrooms and a house bathroom. The principal suite comprises a dual aspect **double bedroom** with a splendid outlook towards the fells, a **dressng room** with built-in wardrobes and an **en suite shower room**. There are **three further double bedroom** with window seats.

The stylish **house bathroom** is fitted with a four piece suite including an elliptical shaped bath and separate shower.

Box Tree Cottage - 963 sq ft [89.5 sq m] excluding external store

Currently run as a successful holiday let, it has in the past been used as a permanent let and for dependent family; the first floor of the farmhouse is linked by secure connecting doors.

With front and rear access, the cottage has a **sitting room** with wood burning stove, a fitted **kitchen** with pot sink and integral appliances and a useful **utility/boot room**. An oak staircase with glass balustrade leads to the first floor with **two double bedrooms** and a four piece **bathroom**.

Outbuildings

Situated between the farmhouse and the cottage is a **heated drying room** with ceiling airer, power and light.

To the north of the property, is a **stone and slate outbuilding** with power, light, plumbing and sink unit. Currently used as a workshop but could be upgraded or converted to a home office/studio (subject to consent), it has external steps and a tiled floor. The former 'piggeries' provide a dog kennel, potting shed and gardener's WC. There is a detached **single garage** with electric up and over door, power and light and attached stone and oak **open fronted garage** with Burlington slate roof.

To the east of the property, is a row of single storey outbuildings with sedum roof providing **fuel and garden stores** and double **car port**.

Situated in the paddock is a **modern, box profile sheeted agricultural open fronted building**, currently used as a 'party barn' and children's play area. This could be used as stabling if the paddock was to be used for a few sheep or a horse!

Gardens and grounds

A **gated entrance** leads to a large **gravel drive** with excellent parking provision.

The farmhouse and cottage both have **delightful walled gardens to the front** with lawns, well-stocked herbaceous borders and flagged seating terraces.

To the rear, are **beautifully manicured gardens** with level lawns, mature planted shrubs, sunken fire pit, raised vegetable beds, seating terrace and summerhouse, from which to sit and enjoy the view.

To the west, and with separate gated access from the highway, is a **paddock**, c. 1.17 acres (0.47 hectares). The paddock borders Barbon Beck, a tributary of the River Lune - there is a small **wooden deck seating area** with steps leading down to the beck; the boundary extends to the midway point with wooded embankment.

Services and specification

- Mains electricity, gas and water
- Private drainage to a septic tank located within the property's boundaries
- Gas central heating with two separate systems; hot water cylinder, an open fire in the drawing room and a multi fuel stove in the sitting/dining room of the farmhouse with a combi boiler (multi zone) and wood burning stove in the cottage sitting room
- B4RN hyperfast broadband connected with internal local area network
- Hardwood double glazed windows and doors
- Under floor heating in the cottage ground floor and the bathroom
- External power points, lighting and electric vehicle charging point



Cottage kitchen



Box Tree Cottage





The finer details

Council Tax

Box Tree Farmhouse is banded E for Council Tax purposes, with the cottage qualifying for small business exception as a holiday let. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland and Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

- Box Tree Cottage will be fully furnished with carpets, curtains, poles, blinds, light fittings and white goods all included in the sale
- Box Tree Farmhouse - carpets, curtains, poles, blinds, light fittings and white goods are all available by separate negotiation
- The property is Grade II Listed

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.

Box Tree Farmhouse and Cottage, Barbon, LA6 2LS

Box Tree Farmhouse = 244.7 sq m / 2634 sq ft

Box Tree Cottage = 89.5 sq m / 963 sq ft

(Excluding Drying / Boot Room)

Cellar = 6.7 sq m / 72 sq ft

Drying / Boot Room = 7.4 sq m / 80 sq ft

Total = 348.3 sq m / 3749 sq ft

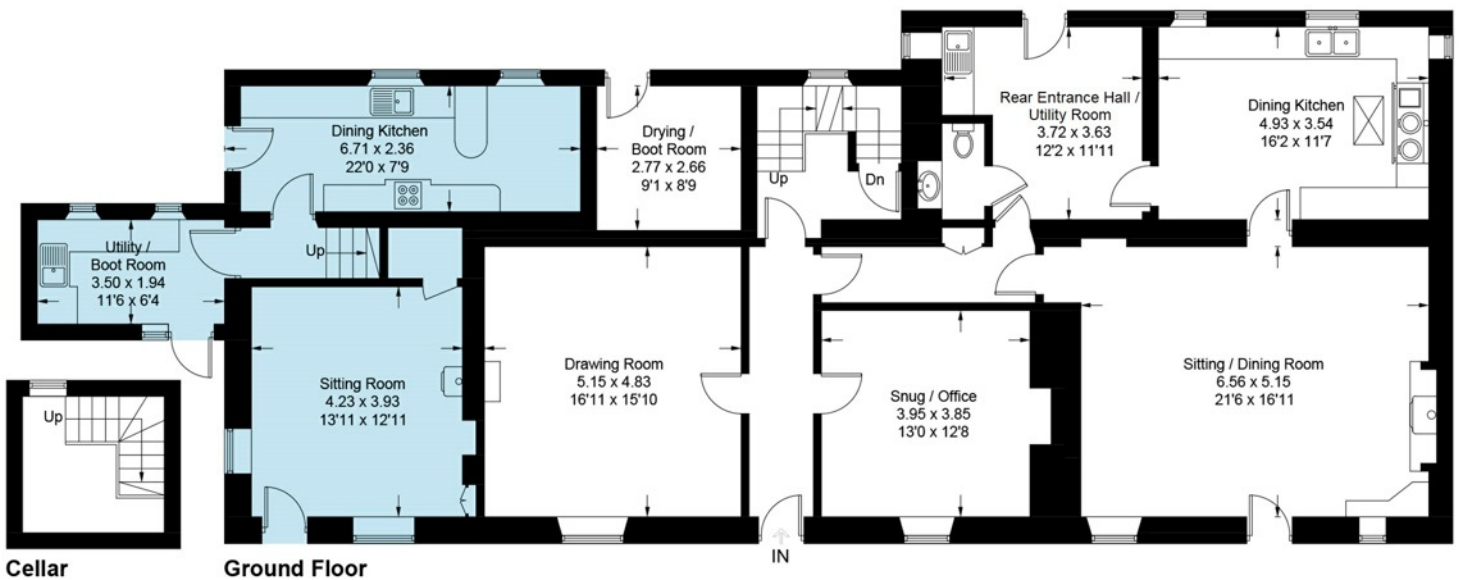
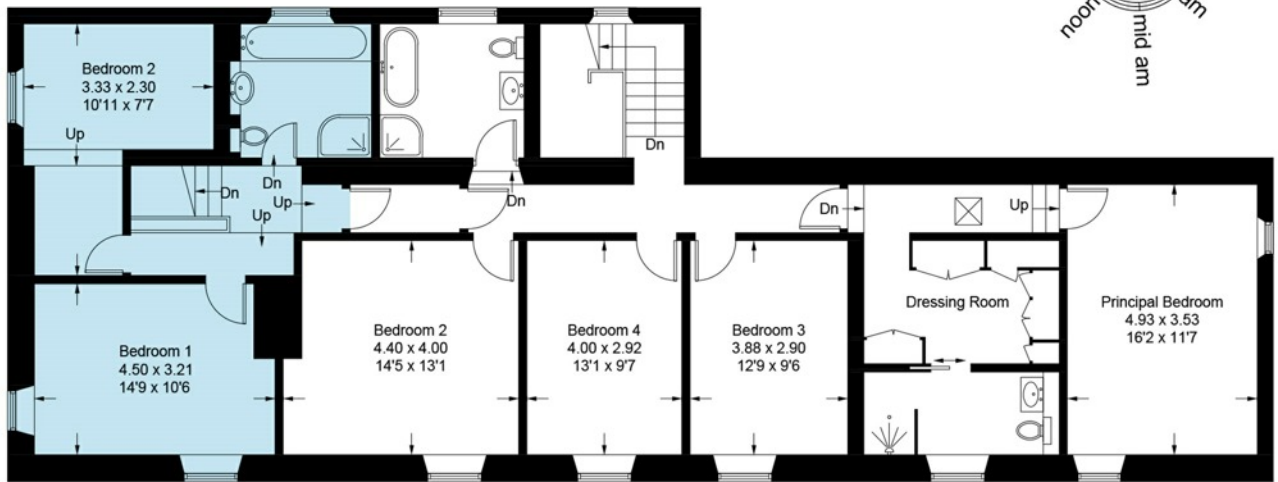
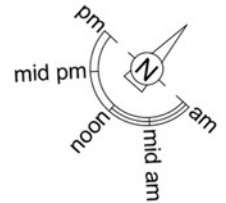


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