

HIGH BANK HOUSE

£850,000

Barbon, The Yorkshire Dales, LA6 2LG

A true hidden gem - a charming Grade II listed detached former farmhouse in a splendid rural setting with the picturesque Barbon Fells as a backdrop and enjoying excellent valley views.

Dating back to c. 1700s and bursting with original features and period charm, the welcoming accommodation, set over three floors, is well-proportioned and has a lovely sociable flow with three reception rooms, a breakfast kitchen and ancillaries, six bedrooms and four bath/shower rooms. Delightful well-stocked gardens surround the house with lawns, seating areas from which to enjoy the view, vegetable gardens and pond. There is a small garage, garden store, potting shed, wooden sheds and a greenhouse, as well as excellent parking provision. In all, c. 0.54 acres (0.22 hectares).

Situated close to the sought after Lune Valley village of Barbon, this really is a must see.





Welcome to **HIGH BANK HOUSE**

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Few villages in the Lune Valley (and within the recently extended Yorkshire Dales National Park) offer as much as Barbon; a village pub, a church and a popular village hall with Post Office service currently operating on a Monday afternoon. 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.

Nearby **Casterton** (2.7 miles) has a petrol and car repair garage with a small shop along with a public house, The Pheasant Inn.

The award winning and sought-after market town of **Kirkby Lonsdale** (4.4 miles) offers an abundance of independent shops, popular restaurants and pubs, a post office and a well-regarded Booths supermarket.

It doesn't just stop there, the Conservation Area town of **Sedbergh** (8.3 miles) offers a good range of local amenities and with its cobbled streets, the scenic village of **Dent** (6.2 miles via Barbondale, the scenically stunning route through the fells) has a general store and a selection of tea shops, a church and two pubs.

Further afield the attractive market town of **Kendal** (12.7 miles via the B6254) and the Georgian city of **Lancaster** (21.2 miles via the A683) have even more on offer.

When it comes to schooling, there are primary and secondary schools in Kirkby Lonsdale and Sedbergh. There is also a primary school in Dent. 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 **Yorkshire Dales** and close to the **Lake District National Park**, the **Lune Valley** 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 **Arnside 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 (10.2 miles) or J37 (9.1 miles) depending on the direction of travel. For travelling east/west, the A65 is 3.8 miles distant.

By train - the nearest station on the west coast main line is at Oxenholme (10.3 miles) or Lancaster (19.6) with direct trains to London Euston, Glasgow and Edinburgh. Historic Carnforth Train Station (15.1 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

...and finally, for jetting off - Leeds Bradford (54.1 miles), Manchester Airport is (86.3 miles) and Liverpool Airport (87.5 miles).

To find the property - from Kirkby Lonsdale, take the A683 signposted Sedbergh. Drive through Casterton and take the first turning into Barbon (there are three roads in from the A683). Proceed on the country lane right into the centre of the village. After passing the village hall on the left and The Churchmouse on the right, bear right at the 'Y' junction by the war memorial. Pass the church on the left, head up the hill and take the second turning on the right.

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Alive with history

Bursting with original character and charm, and with an interesting potted history, High Bank House is an incredibly handsome, Grade II listed detached farmhouse dating back to c. 1700 built by a family of Yeoman farmers. This dwelling replaced an earlier building on the site with historical records linking the family going back to the early 16th Century.

Divided into two at some point and extended over time, the property continued to be occupied by successive tenant farmers over the years as well as been bought and sold by two estate owners. In 1987, High Bank House returned to private ownership and became one dwelling once more. The current owners have lived at High Bank House since 2006 and are looking to move to pastures new.

Many period features remain - the central doorway with ogee moulding, oak ceiling beams, lintels, floor boards and staircase with 'candlewick' balusters, panelled shutters, pine doors with Suffolk latches, four panelled doors, twin Georgian cupboards with curved backs either side of the fireplace (c. 1800) in the drawing room (the former firehouse), meat hooks and stone benches in the half cellar, window seats and fireplaces to three of the bedrooms.

Externally there is a semi circular projection, which at one time would have contained a bread oven, but sadly there is no evidence of this inside.

With an impressive picturesque backdrop of the Barbon Fells to the east, the property sits in an elevated, secluded rural position with stunning far reaching westerly and southerly views across open countryside and the valley beyond.

For comfortable family living, the house provides well-proportioned and sociable accommodation over three floors with an approximate gross internal area of 3351 sq ft (311.3 sq m).

We certainly recommend that you view but meanwhile let us take you on a tour.

The open fronted porch with stone benches leads into the **entrance hall** with **half cellar**. Originally two rooms, there is a welcoming, dual aspect **drawing room** with **study** having fitted bookshelves. Opposite is the **sitting room** which opens up to the **dining room** - a wonderful sociable and family friendly space. The dining room has a glazed door out to the rear courtyard and allows the light to flood in and frames the view of the fells. The **kitchen** is open to the apex and is fitted with a comprehensive range of base and wall units with wooden worktops, breakfast bar, Stanley range and integral appliances. The view from the kitchen is of particular note with splendid far reaching views across open countryside. There is also a practical **laundry room** with **wet room** off.

The staircase leads to a first floor landing with **four double bedrooms** and a **house bathroom**, all with splendid views. The principal bedroom with twin sash windows with seats and built-in wardrobes has a large **en suite** four piece bathroom with roll top bath and separate shower. Bedroom 2 has a range of fitted furniture and bedroom 3 having a built in wardrobe.

Separate enclosed staircases lead to **two additional bedrooms** and a **shower room**. Bedroom 5 (with restricted door height) is open to the apex with cruck beams dissecting the room, a range of fitted furniture and conservation skylight. Bedroom 6 is also open to the apex and has excellent under eaves storage.

Outside space

To the north, the private drive leads to an ample gravel **parking area for several cars**. There is a **small garage**, a **garden store**, **wood store** and a **potting shed** with power and light.

Divided into a delightful **series of 'garden rooms'** there is a lawned garden with deep planted beds and gravel path to the front of the house. A box hedge with rose covered pergola opens up to the main garden bordered by stone wall and adjoining open countryside with large lawns, a pond, an apple tree with bench seating, mature shrubs and trees, a gravel seating terrace and vegetable garden. There is also a works area with two wooden sheds.

To the south, there is a courtyard garden with greenhouse, to the east a second courtyard with oil tank and to the north, a gravel garden carpeted with plants. A further vegetable garden is located to the north with splendid open views. In all, c. 0.54 acres (0.22 hectares).



Services & specification

- Mains electricity
- Private water supply with tank fed by spring located in neighbouring land to the north east of the property. Particle and UV filters installed and serviced annually.
- Private drainage to a septic tank located in a neighbouring field to the south of High Bank House
- Oil fired central heating heated by Stanley stove with hot water to radiators. Immersion heater to hot water cylinder.
- 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. 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.
- Open fires in the sitting room and drawing room
- A combination of single and double glazed windows





The finer details...

Council tax

High Bank House is currently banded F for Council Tax purposes. 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, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL

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

Please note

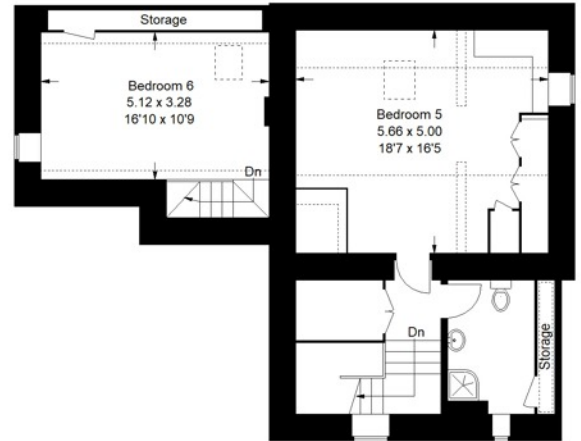
- All fitted carpets, curtain poles, fitted light fittings and integral white goods are included in the sale
- The property is Grade II Listed - entry number 1086931
- Restrictive covenants apply - please contact the agent
- The access from the highway is within the ownership of High Bank House with the farm having a right of way to access the farm buildings and adjoining fields
- Photographs taken in September 2022.

Money Laundering

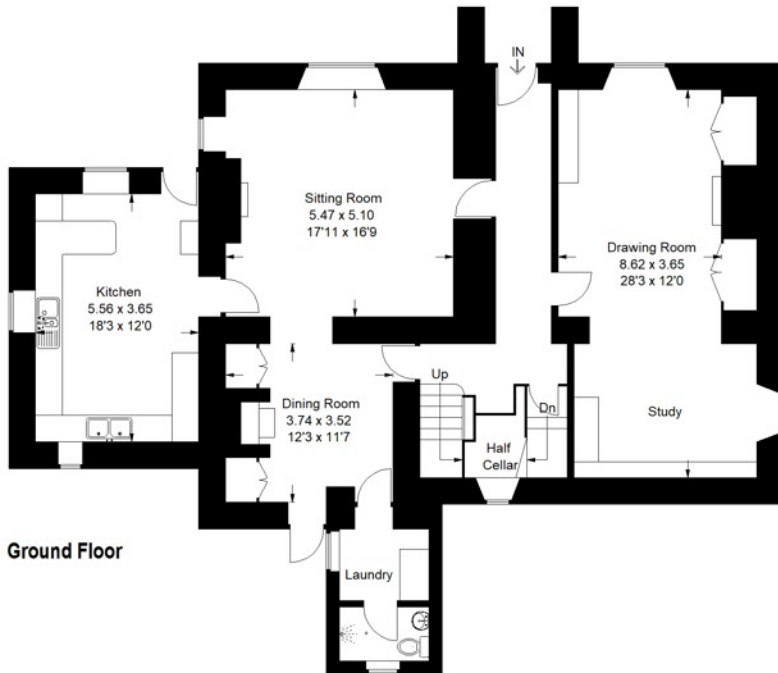
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing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

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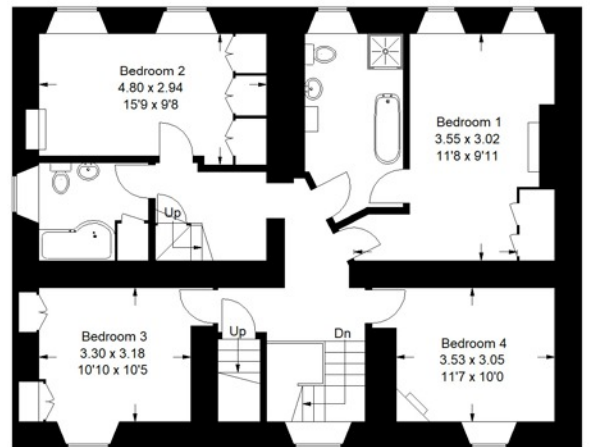
Approximate Gross Internal Area
312.3 sq m / 3361 sq ft
(Including Storage)



Second Floor



Ground Floor



First Floor

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