



The Old Barn, Natland Road, Sedgwick
Asking Price £425,000

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Thomson Hayton Winkley



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An impressive attached barn conversion with countryside views situated between the villages of Natland and Sedgwick. Having a sitting room, dining kitchen, sun room, three bedrooms, with one having a dressing room and en suite shower room, bathroom, study, patio garden, garage with utility space and parking.







THE OLD BARN

An appealing well proportioned attached barn conversion with beautiful countryside views situated in a small courtyard with similar properties in a rural location between the popular villages of Sedgwick and Natland.

Both villages have a thriving village community with primary schools in both Natland and Crosscrake. Natland has a village hall and village green and Sedgwick has a village hall, the Millennium Playing Field, Canal Wildlife Area and an active Cricket Club who play at the picturesque Sedgwick House Cricket Ground.

The Old Barn is well placed for numerous public footpaths and attractive walks, Sizergh Castle, Low Sizergh Barn farm shop, tea room and farm trail, the Strickland Arms public house and restaurant, Levens Hall and Park, the Punch Bowl public house and restaurant at Barrows Green, the mainline railway station at Oxenholme, the market town of Kendal, road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

The beautifully presented accommodation, which is laid to three floors, briefly comprises entrance hall with access to the garage and a double bedroom with dressing room and modern en suite shower room on the ground floor, there is a sitting room with woodburning stove, sun room with direct access to the patio garden, excellent dining kitchen and a study on the first floor and two bedrooms and a modern bathroom on the second floor. The property benefits from double glazing and LPG heating and is offered for sale with no upper chain.

Outside offers a garage and two allocated courtyard parking spaces at the front of the property and an immaculately presented patio garden which overlooks open fields at the rear.

GROUND FLOOR

ENTRANCE HALL

15' 6" max x 8' 3" max (4.73m x 2.54m)

Double glazed door with adjacent double glazed window, radiator, understairs cupboard, exposed beam, wall light, access to garage.

BEDROOM

16' 8" x 9' 4" (5.09m x 2.86m)

Two double glazed windows, two radiators, exposed beams, decorative beams, space to house sauna/steam room.

EN SUITE

6' 10" max x 6' 5" max (2.10m x 1.97m)

Heated towel radiator, underfloor heating, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with electric shower fitment, extractor fan, wall lights, tiling to walls and floor.

DRESSING ROOM

9' 1" max x 6' 6" max (2.79m x 2.00m)

Double glazed window, walk in wardrobe with lighting, exposed beams.

FIRST FLOOR

LANDING

6' 10" x 2' 11" (2.09m x 0.90m)

Double glazed window to stairwell, exposed beams.

SITTING ROOM

18' 9" max x 16' 7" max (5.73m x 5.06m)

Double glazed French doors with adjacent double glazed windows to sun room, double glazed window, two radiators, multi fuel stove to feature fireplace, understairs cupboard, wall lights, painted beams, decorative beams.





DINING KITCHEN

18' 9" max x 11' 4" max (5.72m x 3.47m)

Two double glazed windows, six double glazed Velux windows, radiator, good range of base and wall units, stainless steel sink, built in double oven, electric hob, integrated fridge, freezer and dishwasher, breakfast bar, recessed feature shelf, exposed stone wall, tiled splashbacks, exposed beam.

SUN ROOM

15' 1" x 8' 0" (4.60m x 2.44m)

Double glazed patio door to garden, double glazed roof and windows, infra red radiator, wall lights, exposed stone walls, tiled flooring.

STUDY

7' 11" x 7' 0" (2.42m x 2.15m)

Double glazed window, radiator, recessed spotlights, painted beams.

SECOND FLOOR

LANDING

5' 7" max x 4' 10" max (1.71m x 1.49m)

Double glazed Velux window, decorative beams.

BEDROOM

18' 2" max x 13' 9" max (5.54m x 4.20m)

Two double glazed Velux windows, two radiators, fitted hanging rail to eaves, exposed beams.

BEDROOM

18' 2" max x 7' 3" max (5.54m x 2.22m)

Two double glazed windows, double glazed Velux window, radiator, built in cupboard, fitted shelf with hanging rail, eaves storage, exposed beams, decorative beams.

BATHROOM

8' 7" max x 6' 11" max (2.63m x 2.12m)

Double glazed Velux window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with thermostatic shower over, fitted mirror with lighting, fitted glass shelf, recessed spotlights, extractor fan, partial tiling to walls, tiled flooring.

GARAGE WITH UTILITY SPACE

18' 9" max x 11' 6" max (5.74m x 3.51m)

Up and over door, pedestrian door to patio garden, double glazed window, stainless steel sink unit, plumbing for washing machine, space for tumble dryer, LPG central heating boiler, fitted shelving.

OUTSIDE

There is a garage, open porch offering fuel storage options and courtyard parking to the front of the house. The rear of the property has a well presented tiered paved patio garden which offers various seating areas to take full advantage of the beautiful scenery. There is also access to the garage with utility space.

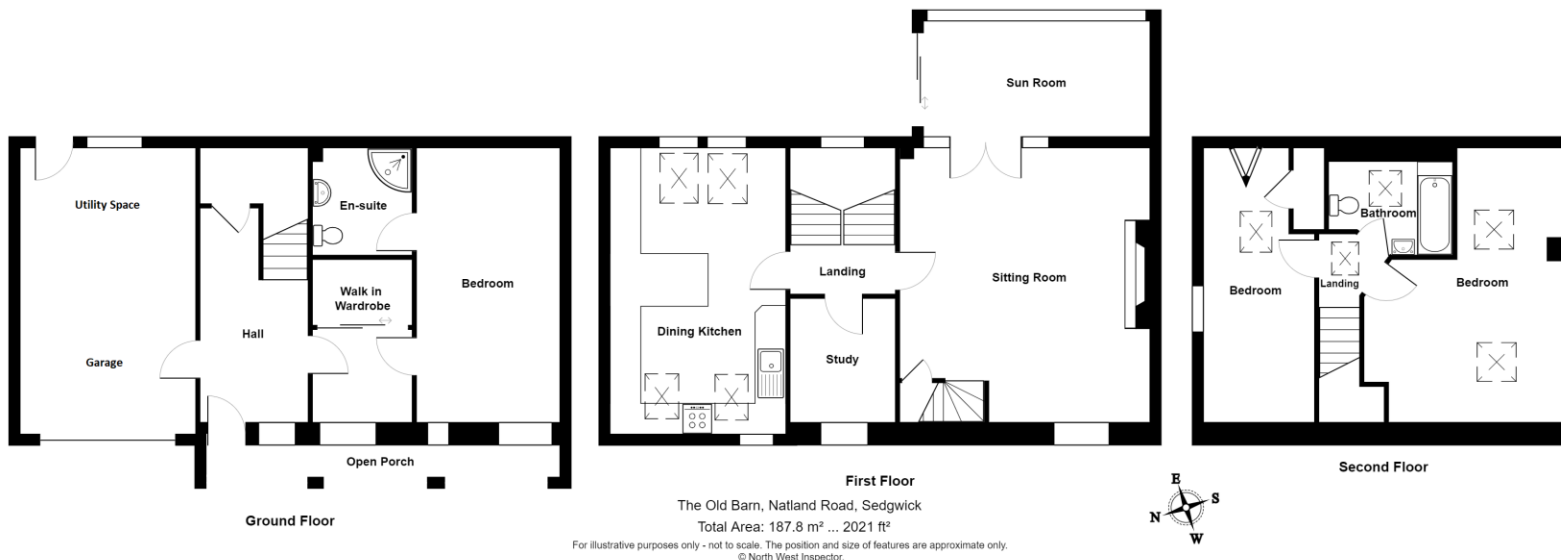
SERVICES

Mains electricity, mains water, LPG heating, non mains drainage.

COUNCIL TAX BANDING

Currently Band E as per the Valuation Office website.





The Old Barn, Natland Road, Sedgwick
 Total Area: 187.8 m² ... 2021 ft²
 For illustrative purposes only - not to scale. The position and size of features are approximate only.
 © North West Inspector.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

DIRECTIONS

Travel south out of Kendal town along Aynam Road, take the second exit at the roundabout on to Natland Road continue through Natland along Halfpenny Lane in the direction of Sedgwick. The Old Barn forms part of the barn conversions located on the left.

WHAT3WORDS:

plant.guards.blueberry

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