

PH152

Rural Detached 3 Bed Barn Conversion with Fabulous Yorkshire Dales Views

Hawksheath Barn (Nr Turnerford) Keasden Clapham LA2 8EX



Price: £425,000 Region

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office

A circa 10 years old lovely stone barn conversion affording generous 3 reception/3 double bed roomed accommodation incorporating master bed en-suite and a “Bespoke” fully fitted farmhouse style breakfast kitchen.

Being attractively set within a traditional dry stone walled garden boundary along a shared 0.8 mile private access lane adjacent to only two other similarly prestigious properties in an elevated lovely rural location encompassing fabulous long distance rural views over the renowned Yorkshire Dales 3 peaks. Full hardwood sealed unit double glazing and oil fired central heating installed.

Clapham/Yorkshire Dales Village and A65 Kendal/Skipton trunk road 3 miles approx.

N/B Please Note Planning Permission for this property was allowed by way of a planning inspectorate appeal dated 27th July 1999 “For the adaptation of a redundant agricultural building at Hawksheath Farm, Keasden, to form one dwelling with ancillary study space for the occupants personal use”.

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Accommodation Comprising:

Ground Floor:

Reception Vestibule:

9'6 x 6'4

(2.90m x 1.93m)

Open gallery to first floor landing, display alcove, stone flagged floor, pointed stone wall, glazed out and inner doors, radiator, centre light.



L-Shaped Dining Hall:

17'9 x 11'7 Plus 10'3 x 10'2

(5.41m x 3.53m)

(Plus 3.12m x 3.10m)

Feature rustic exposed brick wall, exposed beams and lintels, display alcove, stone flag floor, 4 x radiators, recessed halogen ceiling lighting, wall uplighters.



Lounge:

22'3 x 16'3

(6.78m x 4.95m)

Stone built open fireplace, feature display recesses, exposed beam, 2 x radiators, recessed halogen centre lighting, TV point.



Breakfast Kitchen:

22' x 13'4
(6.71m x 4.06m)

Bespoke fitted breakfast kitchen comprising porcelain sink, built in electric double oven, halogen hob, plumbed auto washer recess, dishwasher recess, upright fridge freezer standing area, central breakfast bar workstation and work surfaces with part tiled splash backs. Feature exposed beam and roof timbers, stone flag floor, feature pointed stone wall incorporating original barn keystone archway, auto extractor vent, outside door, 2 x radiators, 3 x centre lights.



Study:

21'7 x 13'4
(6.58m x 4.06m)

Feature exposed stone and brick walls, feature exposed beams and roof timbers, outside door, 2 x radiators, 2 x centre lights, telephone point.



Inner Hall:

10' x 9' including stairs
(3.05m x 2.74m inc stairs)

Open feature dog leg staircase, stone flag floor, radiator, centre light, uplighter. Boiler cupboard housing oil fired central heating boiler (recently renewed boiler).

Cloakroom:

6'5 x 2'6
(1.96m x 0.76m)

WC and wash basin with tiled splash back, radiator, mini halogen centre light, auto vent.

First Floor:

Balcony Landing:

32'5 x 3'6 approx min
(9'10 max)
(9.88m x 1.07m approx)

Feature exposed "A" frame roof timbers and pointed stone walls. Velux roof window, 2 x uplighters, smoke alarm.



Master Bedroom 1:

17'10 x 13'6
(5.44m x 4.11m)

Insitu free standing bedroom furniture available by negotiation.

Feature pointed stone walls and exposed "A" frame roof timbers. 2 x radiators, 2 x centre lights, TV point.

En-suite shower room 9'1 x 5'1 comprising shower cubicle, wc, pedestal wash basin, tiled wall splash backs, radiator, electric shaver light, exposed beams, halogen spotlight track, auto vent.



Bedroom 2:

14' x 11'9
(4.27m x 3.58m)

Velux roof window. Feature pointed stone wall and exposed "A" frame roof timbers, radiator, centre light.

Bedroom 3:

14'3 x 10'6
(4.34m x 3.20m)

Feature exposed pointed stone walls and exposed roof timbers, radiator, centre light.



Bedroom 2



Bedroom 3

Bathroom:
9' x 8'1 max
(2.74m x 2.46m max)

3 piece corner bath suite and shower cubicle, tiled walls, radiator, mini halogen centre light, auto vent.



Outside:

Mainly lawned garden area with traditional dry stone walled boundary, gravelled parking/turning area, raised sun decking, fuel bunkers and timber garden shed.



Services: Mains electricity. Private bore hole water supply. Private “Bio Disk” sewage treatment system (located within property curtilage).

Tenure: 999 years leasehold with vacant possession on completion.

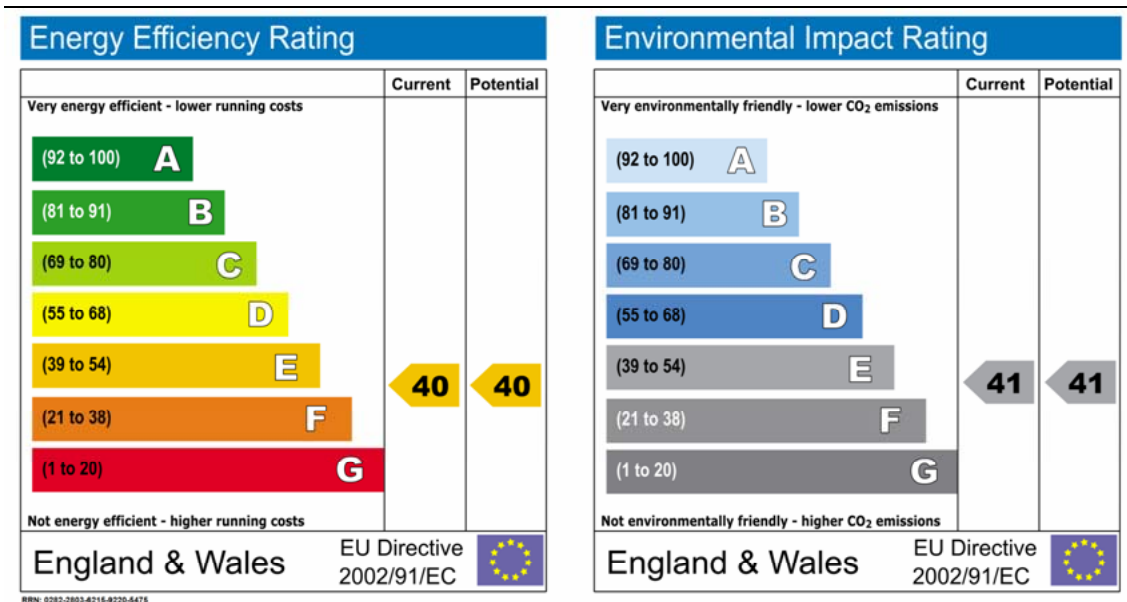
Council Tax Band: E (verbal enquiry only).

Solicitors: Derek M Jordan, Station Road, High Bentham, Nr Lancaster, LA2 7LH. Tel: 015242 61254.

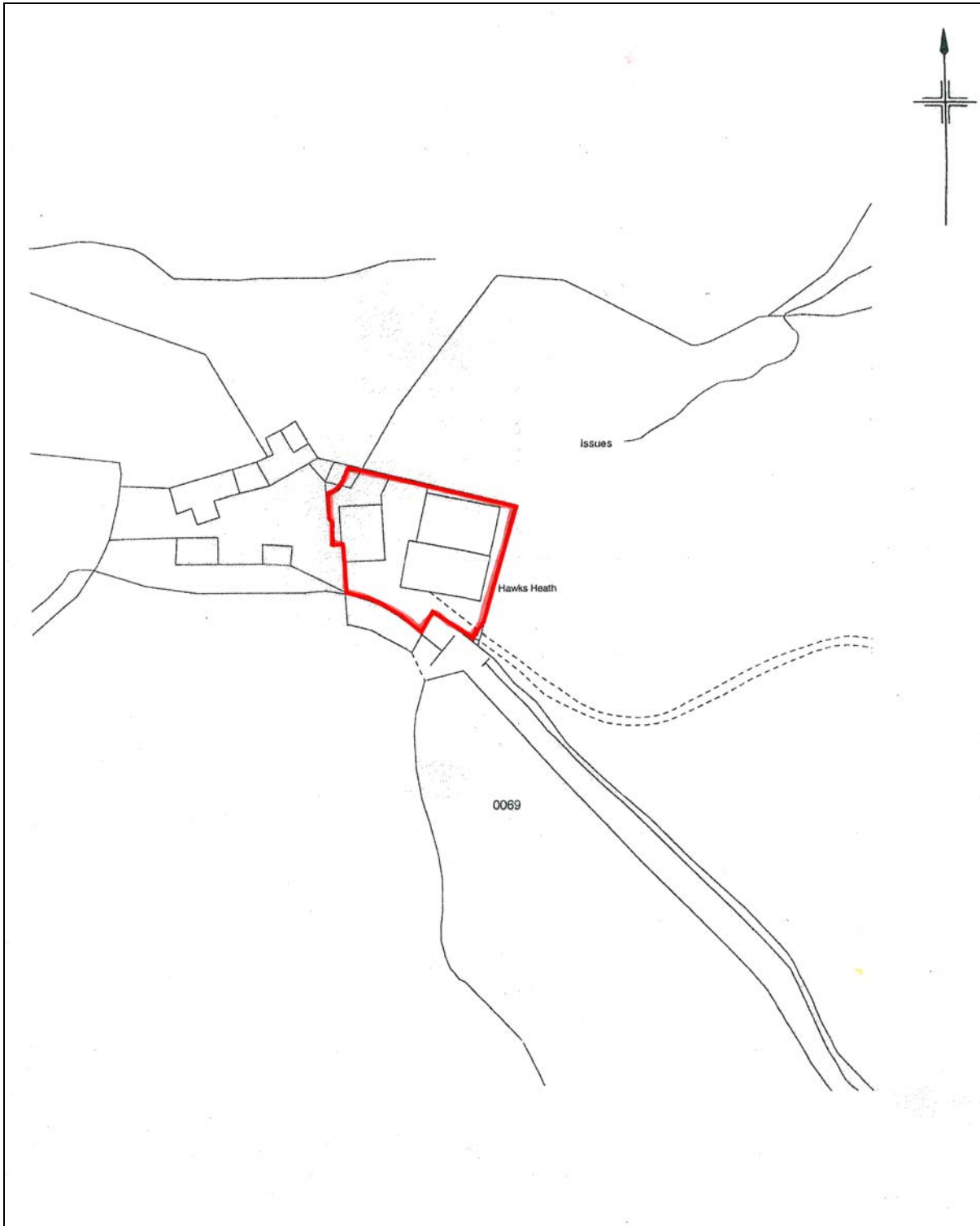
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Energy Performance Certificate



Title/Boundary Plan



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Location Map



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