

PM138 / RPB01943

Detached 3 Bed Live/Work Barn Conversion with Spectacular Rural Views

Middle Birks Barn Keasden Clapham, Lancaster LA2 8HD



Price: **FURTHER REDUCED** to £275,000 Region

Viewing: By appointment through Richard Turner & Son Bentham Office.

Converted from a traditional stone built out barn in 2001 Middle Birks offers cosy 3 bedroomed living accommodation incorporating 2 storey *B1 workspace* (ie for use for office, studio, high tech, light industry etc) in an elevated yet sheltered private rural location encompassing spectacular long distance rural views extending over the renowned Yorkshire Dales Peaks.

Please note The planning permission states:- *The occupation of the residential accommodation shall be limited to persons solely or mainly employed or last employed in the business occupying the workspace, or a widow or widower of such a person, or any resident dependants.*

A65 Kendal/Skipton trunk road/Clapham Village 3 miles, Clapham Railway Station 2 miles, Settle 6 miles
Bentham 5 miles, Lancaster & M6 20 miles, Kendal & The Lakes 22 miles approx.

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Directions: From the A65 take the Clapham Station turning and continue along this road past Clapham Station, under the railway bridge and continue up the hill to the crossroads. 0.6 miles after the crossroads take the access lane on the left signposted "Long Bank Farm, Lakeber View and Middle Birks Houses" proceed 0.1 mile up the tarmac lane over a cattle grid and bear 1st right onto the gravelled track. Middle Birks is at the top of the hill on the left immediately after a 2nd cattle grid.

Please note viewing is strictly by prior appointment only.

Accommodation Comprising: (Full double glazing and "Economy 7" electric storage heating installed)

Ground Floor:

Reception Hall:
8'5 x 7'7
(2.57m x 2.31m)

Open staircase with under cupboard, "Economy 7" electric heater, electric meter cupboard, suspended clothes airer, telephone point.

Kitchen:
11'8 x 10'2
(3.56m x 3.10m)

Fitted cupboards and units in pine incorporating single drainer vinyl sink unit with mixer tap, "Rangemaster" farmhouse electric oven range, overhead extractor hood, dishwasher recess, upright fridge freezer recess, plumber auto washer recess and work surfaces with tiled splash backs. Strip lights, auto extractor vent, smoke detector.



Lounge:
18'10 x 17'9
(5.74m x 5.41m)

Feature pointed stone wall incorporating mock fireplace and chimney breast with electric log burner style stove, exposed beam and lintel. Solid Bamboo flooring, TV point, 2 x "Economy 7" electric heaters. **Glazed door and side panels providing fabulous long distance rural views.**



First Floor:

Landing:

13'6 x 3'2
(4.11m x 0.97m)

Solid Bamboo flooring, centre light, smoke alarm.
Loft access - *NB Large insulated loft area (not boarded for storage)*

Bedroom 3:

10'3 x 8'4
(3.12m x 2.54m)

Velux roof window, painted beam, "Economy 7" electric heater.



Bathroom:

8'1 x 6'4
(2.46m x 1.93m)

3 piece bath suite plus shower cubicle, tiled dado and flooring, Velux roof window, auto vent, electric wall heater.



Bedroom 2:

12'4 x 7'10 max
(3.76m x 2.39m max)

Low window sill, centre light, "Economy 7" electric heater.



Master Bedroom:
15'4 x 11'10 max
(4.67m x 3.61m max)
Recess: 4'11 x 3'4
(1.50m x 1.02m)

2 x Velux windows, TV point, centre light, "Economy 7" electric heater.

En Suite Shower Room: 5'11 x 5'11 Incorporating WC, pedestal wash hand basin and shower cubicle, centre light, auto vent, electric wall heater, tiled dado and flooring.



B1 Workspace Area

Ground Floor:

Office/Workshop Area:
13'7 x 11'5 max
4.14m x 3.48m max)

Open feature staircase with under cupboard housing hot water cylinder with immersion heater, wood vinyl flooring, 2 x strip lights, "Economy 7" electric heater.



WC:
4'10 x 4'9
(1.47m x 1.45m)

WC, wash hand basin with tiled splash backs, fitted shelf, centre light, auto vent, tiled floor.

First Floor:

Room 2/Office/Workshop Area:
17'1 x 11'9 max
(5.21m x 3.58m max)

2 x Velux roof windows, 2 x strip lights, smoke alarm, emergency lighting, telephone point.



Outside:

Generous forecourt parking and good sized garden laid mainly to grass incorporating patio areas and 2 timber sheds.





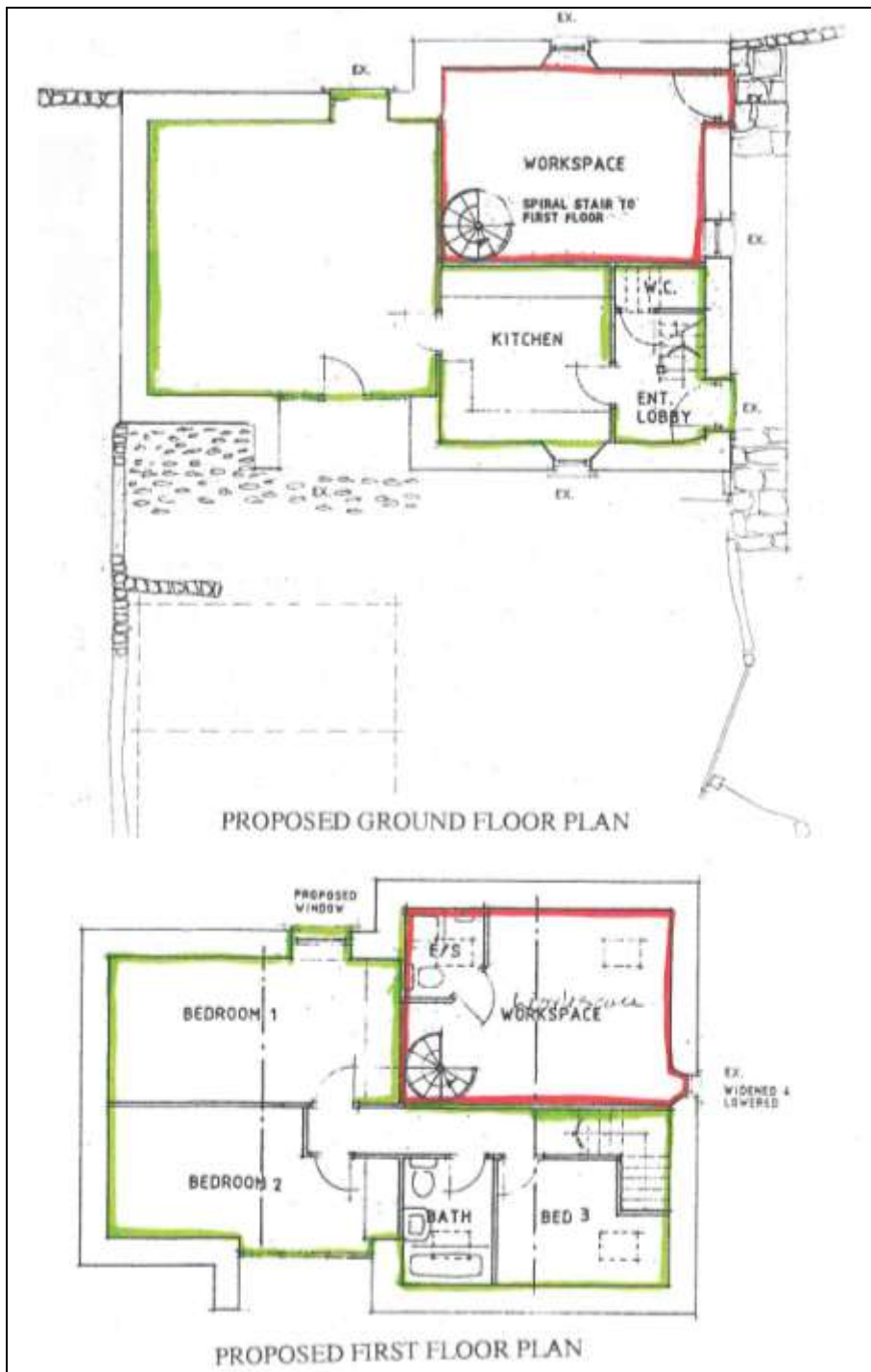
- Services:** Mains water and electricity connected. Private septic tank drainage.
- Tenure:** Freehold with vacant possession on completion.
- Planning Permission:** Copy of original planning permission attached for information purposes
weblink: <http://www.rturner.co.uk/pp-middle-birks.pdf>
- Council Tax Band:** (F) verbal enquiry only.
- Solicitors:** Kingsford Solicitors, 2 Elwick Road, Ashford TN23 1PD.
Tel: 01233 665544
- 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

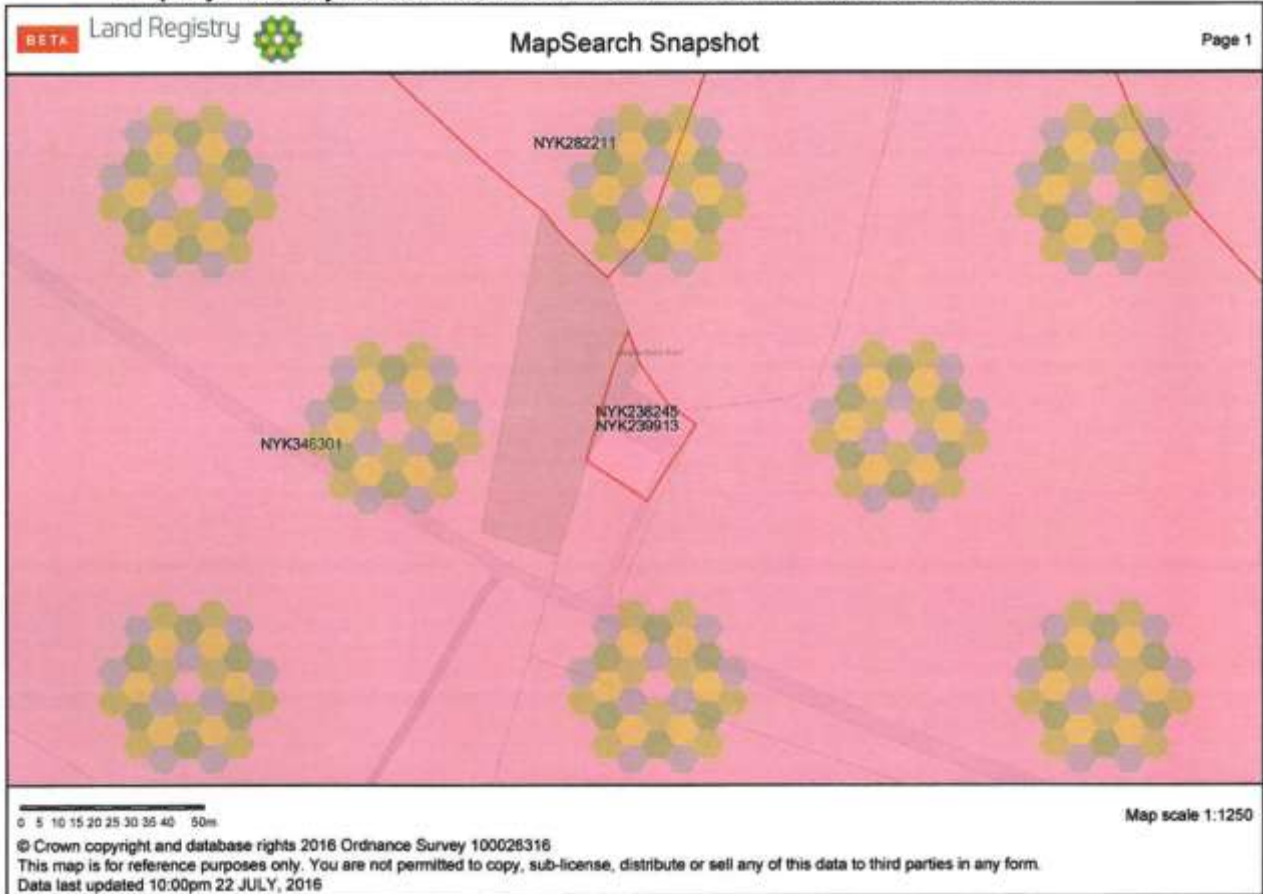
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
A 92-100			A 102 plus
B 81-91			B 81-100
C 69-80			C 69-80
D 55-68			D 55-68
E 39-54	41	57	E 39-54
F 21-38			F 21-38
G 1-20			G 1-20
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Floor Plan

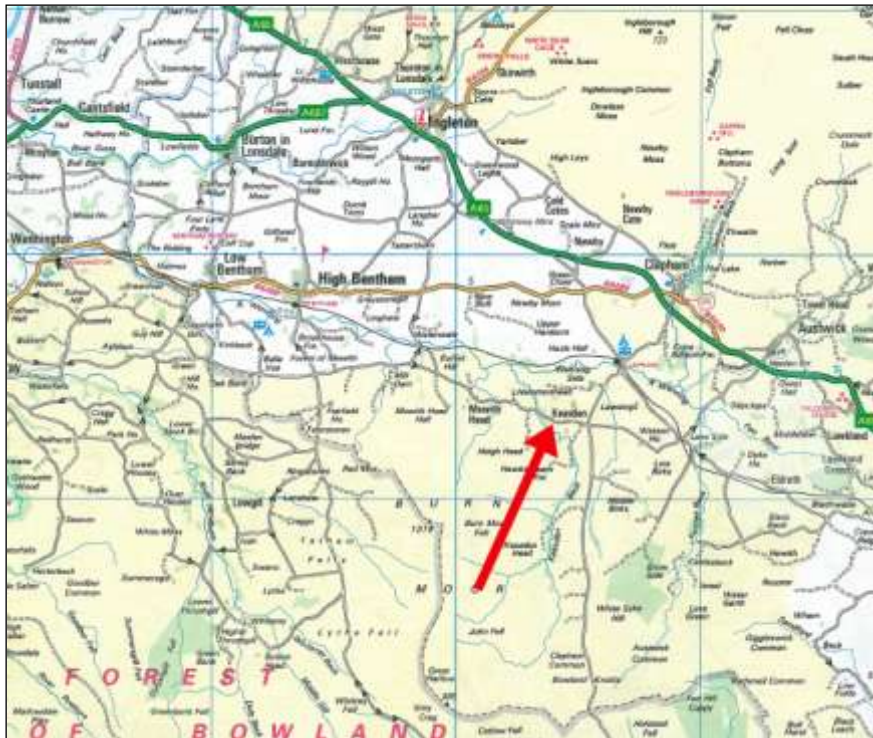


Boundary Plan

Property Boundary Plan outlined in the title numbers NYK238245 and NYK239913



Location Plan



MISREPRESENTATION ACT 1967:

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