

For Sale

COBBLE COUNTRY
Property

*Property Sales, Rental and Management Professionals in
Sedbergh, Western Yorkshire Dales and East Cumbria Lakes at:*

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Listed Country House, Offers in the region of **£595,000**



High Bank House, Barbon, Kirkby Lonsdale, Cumbria, LA6 2LG

This grade II listed Building part dated to the 16th century is located towards the edge of the village of Barbon. Having good sized accommodation with many original character features throughout it lends itself to comfortable and spacious living in its peaceful surroundings. Comprising of three reception rooms, a good sized Kitchen/Diner, Utility and shower room to the ground floor with a character Oak staircase leading to the first floor which provides four good sized bedrooms, the master having an en-suite and family bathroom. Two separate staircases provide access up to further attic bedrooms. To the outside of the property there is a single garage with wood store and workshop attached. The plentiful gardens consist of a mature Rose Garden, two vegetable gardens, good sized laid to lawn area having flower beds and mature shrubs and trees edging. Views across the fells and open countryside surround.



Entrance Hallway

Leading into the property, having wood style flooring. Double panelled central heating radiator. Telephone point. Honeywell thermostat control. Wall mounted Electric fuse board. Archway to inner hallway where door leads down to cellar storage area having Curtis Aqua ultraviolet water treater, 1 single power point and shelved storage.

Main Lounge 28' x 12'3

A good sized lounge with dual aspect to front and side with window shutters. Having open fire in cast iron fireplace. Built in storage display units and good sized built in bookcase storage shelving which lends itself to a library area. Exposed ceiling beams. Two double panelled central heating radiators and five double power points. Telephone point.



Lounge/Dining Room 16'7 16'7

A dual aspect lounge with open fire set into a cast iron fireplace on a stone flagg hearth with pine surround. Wood style flooring. Exposed beams to ceiling. Double panelled central heating radiator. Three double and two single power points. Arch leading into.



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3rd Reception 10'5 x 10'10

A smaller lounge with wood style flooring and cast iron open fire. Exposed ceiling beam. Double panelled central heating radiator. Two double power points. Doorway to rear yard.



Kitchen/Diner 18' x 12'11

A pleasant light kitchen having a good range of wall and base units with under unit lighting, incorporating Stanley range run from the oil system provides the central heating throughout the property. Four ring Creda electric hob and Creda Plan Cachet Double oven. A 1 1/2 bowl drainer sink unit with mixer taps. Having plumbing for dishwasher. Five double power points and a single point. TV aerial point. Doorway form dining area leads to side patio.

Utility Room 6'1 x 6'7

Having tiled floor and spotlights to ceiling. Plumbing for autowasher and space for dryer.

Shower Room.

A fully tiled room with Mira Elite electric shower, Pedestal wash hand basin and WC. Extractor fan.

Stairs To First Floor

Oak stairs with deep window sill.

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Landing Area

A good sized landing and inner hallway area having access points to the bedrooms and bathrooms, with two separate upper stairways to the attic rooms. Alcove area which is suitable for housing a computer area. Double panelled central heating radiator and two double power points.



Bedroom (1) 11'6 x 9'8 A light and airy double room with rear aspect having good views to the fells. Exposed beams to the ceiling and open fire in a cast iron fireplace. Double panelled central heating radiator. Two double power points and one single point.

Master Bedroom 17'6 x 9'11

A good sized double bedroom with front aspect and views across the garden and towards the open countryside. Exposed ceiling beams. Built in wardrobe storage. Open cast iron fireplace. Three double power points.





En-Suite Bathroom

12'6 x 9'11 With three piece coloured suite comprising of WC, pedestal wash hand basin and bath with Mira 723 wall mounted shower run from the hot water system over in a part tiled surround. Open cast iron fireplace. Shaver point.

Bedroom (3)

14'6 x 9' Currently used as a recreation room having exposed ceiling beam, open cast iron fire place. Deep window sills having front aspect. Built in Wardrobe storage with central heating radiator.



Bedroom (4)

10'10 x 10'5

A double room with rear aspect having views to fells. Built in wardrobe storage. Double panelled central heating radiator. Two single power points.

Bathroom

With coloured three piece suite comprising of panelled bath in a tiled surround with mira 723 shower run from the hot water system, pedestal wash hand basin and WC. Airing cupboard housing lagged hot water tank and shelving.

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Attic Room (1)

16'10 x 10'8 Stairs from inner landing hallway lead up to this good sized attic room with exposed beams, under eave storage, double panelled central heating radiator and two double power points.



Attic Room (2)

17'8 x 14'1 With restricted headroom and built in under eave storage. Two double panelled central heating radiators. Three single power points. Exposed Beams.

Shower Room

10'2 x 6'3

Having fully tiled shower cubicle housing Mira shower run from the hot water system. Pedestal wash hand basin and WC. Exposed ceiling beams.

Exterior

Workshop

9'3 x 7'11

With power and lighting.

Woodstore

Garage

12'7 x 8'2

A single garage with double woodern entrance doors.

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Gardens There are garden areas to the front & sides of the property with a well established Rose Garden, Two Vegetable gardens, Large lawned and flower bed areas filled with shrubs, trees and seasonal plants. Outside storage sheds and a smaller patio garden to the side housing greenhouse. To the rear is a small patio area.



Further Garden View

Services

Private Water Supply, Electric Connected and oil supplies the central heating. Telephone by arrangement with BT.

Council Tax

Band F

Viewing

By arrangement with Cobble Country Property only.
Tel : 015396 21000 Fax : 015396 21710
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Directions

From Sedbergh take the Kirkby Lonsdale road and carry on through the village of Middleton, follow the road along till you go over the small humped back bridge where the turning into Barbon is on left hand side. Carry on through Barbon village and follow the road up and over the rise of the hill. High Bank House can be found on the right hand side where the entrance is shared by the nearby farm.

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