



SUNNY BANK BARN, GREENHEAD FARM, HINCASTER, MILNTHORPE, LA7 7NG
£750,000

MILNE MOSER
SALES + LETTINGS

SUNNY BANK BARN GREENHEAD FARM HINCASTER, MILNTHORPE LA7 7NG



4



3



3



DOUBLE GARAGE
& PARKING

OVERVIEW

Having open views over countryside towards distant fells, Sunny Bank Barn is an extremely generous barn conversion which must be viewed to be appreciated. Maintained to a high standard by the current owner, the extensive accommodation is over two floors and could lend itself to the creation of a granny annexe, dedicated work from home space or remaining a wonderful large family home. The ground floor boasts a 33' sitting room, separate dining room and a homely dining kitchen. The accommodation extends into a single storey at the rear with a utility room, office, boot room, WC and store. Overall there are four bedrooms, all doubles and two with ensembles. Three of the bedrooms are to the first floor and one to the ground floor - perfect for visitors or those with mobility concerns.

Externally, the property forms part of a small development of barns and a farmhouse. Sunny Bank Barn has a private access and grounds which extend to the front and side. Immaculately tended, the gardens offer ample space for play and relaxing and there is a large driveway and a double garage

ACCOMMODATION

From the parking and turning area there is access across the front patio to the wooden front door with attractive stained glass inset panes.

ENTRANCE HALL

Stairs lead to the first floor and there is a double glazed window to the front aspect. The guest bedroom suite leads to one side and





there is access to the sitting room and dining room. Downlights and a radiator.

SITTING ROOM

14' 10" x 33' 7" (4.52m x 10.24m) max

A truly impressive room with a large double height double glazed window overlooking the front garden and countryside beyond. Exposed stonework chimney breast with Clearview multi-fuel stove and a stone hearth. Two radiators, exposed beams, downlights and two wall lights. A further double-glazed window overlooks the rear courtyard and there is a ceiling light.

DINING ROOM

14' 3" x 19' 3" (4.34m x 5.88m)

Two double glazed windows face the side and have lovely views over the garden. Exposed beams, a radiator, downlights and ornamental cast fire surround with stone hearth.

INNER PASSAGE

Having a built-in cupboard under the stairs, downlights and laminate flooring.

FAMILY KITCHEN

20' 8" x 16' 11" (6.30m x 5.17m)

Another great sized room with ample space for a family dining table and sofa. Dual aspect double glazed windows and an external door. Fitted with cream farmhouse style base and wall units, marble effect worktops and tiled splashbacks. There is a two ring, two oven oil fired Aga plus an electric hob and double oven with grill. Integrated fridge, dishwasher and a cream one and half bowl sink with drainer. Under unit lighting, radiator and downlights to the ceiling.



UTILITY ROOM

13' 7" x 17' 9" (4.15m x 5.42m) overall

A double-glazed window faces into the courtyard and there are two external doors. Fitted with base units, co-ordinating worktops, plumbing for a washing machine and a stainless-steel sink with drainer. Two ceiling lights and a radiator. A large double built in cupboard houses the boiler, hot water cylinder and offers ample storage. There is a further coat cupboard.

WC

Frosted double glazed window. Fitted with a WC and a pedestal wash hand basin. Radiator, ceiling light, tiled splashbacks and panelling to the walls.

OFFICE

13' 9" x 10' 6" (4.20m x 3.19m)

Double glazed window to the side and a Velux rooflight. Radiator, ceiling light and two wall lights. B4RN highspeed fibre router.

BOOT ROOM

6' 3" x 10' 10" (1.91m x 3.30m)

Having an external door to the courtyard, this second utility space/boot room has a ceiling light, electric panel heater, base and wall units and worktops. Double glazed window.

STORE

7' 5" x 10' 8" (2.26m x 3.25m)

Velux rooflight. Radiator, ceiling light and excellent shelved storage.

GUEST BEDROOM

12' 3" x 18' 5" (3.74m x 5.62m) max

Located off the entrance hall, this ground floor bedroom is ideal for visitors or those with mobility concerns. Dual aspect windows face the front and side aspects with pleasant views from both. Two electric heaters, downlights, and exposed beams.

ENSUITE

7' 5" x 4' 5" (2.27m x 1.34m)

Updated in recent years, the fully tiled ensuite has a quadrant shower cubicle, concealed cistern WC and a vanity wash hand basin. Heated chrome towel rail, downlights, an extractor, wall light and inset mirror.

LANDING

Having access to the loft and a ceiling light.

BEDROOM ONE

13' 11" x 18' 6" (4.23m x 5.65m) max

Double glazed windows face the front and side aspects and have lovely views over the garden to countryside and fells beyond. Four double wardrobes and matching drawers, two ceiling lights and a radiator.

ENSUITE

7' 9" x 7' 6" (2.36m x 2.28m)

Updated in recent years, a frosted double-glazed window to the side elevation. Concealed cistern WC, vanity wash hand basin and a shower cubicle. Fully tiled, there is a radiator, ceiling light, vanity light and exposed beams.





This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only.





BEDROOM TWO

18' 8" x 11' 11" (5.70m x 3.63m) max excluding cupboard
Another good sized double bedroom with a radiator, ceiling light and built in double cupboard. A double glazed window to the front aspect and a Velux rooflight. Exposed A frame beams.

BEDROOM THREE

14' 10" x 11' 1" (4.52m x 3.38m) max excluding cupboard
A double glazed window to the rear elevation. The third double bedroom has a ceiling light, radiator, exposed beams and a built in double cupboard.

BATHROOM

9' 3" x 6' 7" (2.82m x 2.00m)
Updated in recent years, fitted with a four piece suite comprising bath, pedestal wash hand basin, WC and a quadrant shower cubicle. Ceiling light, two wall lights, an extractor and a radiator. Wall cupboards, inset mirror and a Velux rooflight.

EXTERNAL

Perfectly balanced with the house, the gardens are a wonderful size and have been immaculately maintained. To the front is a patio and gently sloping lawn along with a large shrub border under planted with bulbs and spring flowers. The sweeping driveway and parking area leads to the double garage. External tap and socket.

The rear garden has a level lawn, perfect for playing children, rock edged flower and shrub borders plus a lower level patio close to the house.

A courtyard on the other side of the property is accessed from the kitchen, utility room and boot room and is gravelled and has space to dry washing and houses the oil tank. There is a further vehicle access along the rear of neighbouring properties. External tap and shed.

DOUBLE GARAGE

21' 7" x 18' 1" (6.58m x 5.51m)
A generous stone faced garage with an electric up and over door and pedestrian door. Power and light are connected and there is a useful work bench and mezzanine for storage.



MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

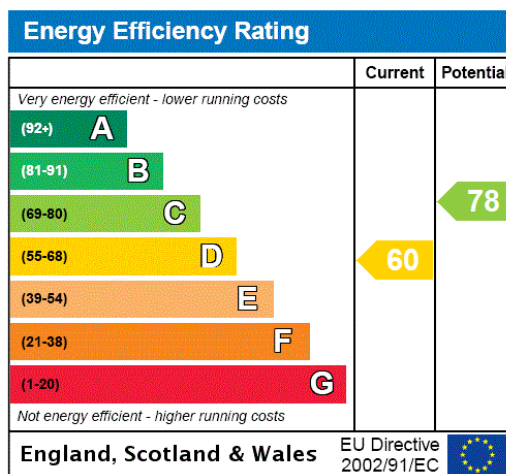
Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



DIRECTIONS

Leaving our offices in Milnthorpe, proceed towards Ackenthwaite, continuing straight on at the roundabout with Dallam School. Turn left following signs to Hincaster and Kendal and out into the countryside. Turn left again in Woodhouse (just after the farm) and continue straight on. Pass the turning to White Lane on the right and follow the sign straight on towards Stainton. The turning to Greenhead Farm is to the right hand side, just after Viver Green. Follow the track down and under the railway line, upon reaching the development bear to the right and into the private entrance for Sunny Bank Barn

[what3words///misted.piano.sized](https://www.what3words.com/what3words///misted.piano.sized)

GENERAL INFORMATION

Services: Electric and Water. Private drainage via septic tank (shared with two other properties). Oil fired central heating. B4RN high speed fibre optic broadband.

Tenure: Freehold. Please note the property owns the access at the rear which runs behind neighbouring properties.

Council Tax Band: F

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.

