



Low House Barn, Ayside
£700,000



Low House Barn

Ayside, Grange-Over-Sands

A stunning semi-detached 4-bedroom barn conversion with a contained 1-bedroom annex set within the Lake District National Park. Dating from the 1600s, the property is within walking distance of pub/restaurant with a Michelin Star and has easy access to local amenities within in the popular village of Cartmel, Kendal and Windermere. A 15-minute drive from the M6 motorway and direct rail links to Manchester Airport from Grange-over-Sands station make this an ideal place to live.

Nestled in a beautiful hamlet location of Ayside, this captivating 5-bedroom semi-detached barn conversion is a dream home for those seeking tranquillity and modern comfort. The main house features a mezzanine lounge with a wood burning stove and access via a sliding double door to a large balcony which looks out across the garden. Below, the dining room accesses a large sun room with garden views through double doors and a modern kitchen with an Aga, integrated appliances, slate worktops and a breakfast bar. The main house has four double bedrooms; two on the ground floor and two on upper levels. The ground floor is also complimented by a family bathroom, a cloakroom, and utility and boot room.

The annex has a substantial open plan living-dining-kitchen area with a wood burning stove, one double bedroom with en-suite bathroom and a large dressing room. The annex has operated as a successful holiday let since 2018 and would also be ideal for multi-generational families.

Step outside into the beautifully landscaped rear garden, where lawns, serene patio seating areas, and mature trees and plants create a peaceful oasis. The garden also features parking accessible through the garage, ensuring convenience for residents and visitors alike. Bordered by the adjoining farm and woodland, the garden offers a private and picturesque setting, perfect for relaxing or entertaining. The west-facing balcony provides a charming spot for outdoor dining and enjoying the sun set. Parking can also be found at the front of the property for two vehicle. With its idyllic location and superb features, this property promises a lifestyle of luxury and serenity for its new owners.

- Beautiful semi-detached barn conversion with contained Annex
- Annex run as a successful holiday let
- Three reception rooms including a lounge with balcony access, a dining room and an open-plan living area in the Annex
- Stunning countryside location within walking distance of pub/restaurant with Michelin Star
- Modern kitchen with integrated appliances and breakfast bar
- Wood burning stoves in two of the reception rooms
- Five double bedrooms; four in main house, one in the Annex
- Beautiful enclosed rear landscape garden
- Family shower room, en-suite bathroom and a separate cloakroom
- Garage with parking at the front and rear of the property to accommodate four cars

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING G

SERVICES

Mains electric, oil heating, mains water, mains drainage

COUNCIL TAX: BAND E

TENURE: FREEHOLD

DIRECTIONS

From Kendal take the A590 then at the Meathop Roundabout take the second exit onto the Lindale Bypass. Follow the bypass as it merges onto the High and Low Newton Bypass. Take the exit onto Oak Bark Lane carry on down the round and when seeing the once fork with a crossroads keep right and carry on down to find the property on the right.

WHAT3WORDS: tinted.cocoons.exhales





GROUND FLOOR MAIN HOUSE

ENTRANCE HALL

17' 0" x 16' 9" (5.18m x 5.11m)

KITCHEN

19' 3" x 8' 6" (5.86m x 2.58m)

DINING ROOM

19' 7" x 14' 4" (5.98m x 4.37m)

SUN ROOM

19' 7" x 14' 2" (5.97m x 4.32m)

INNER HALLWAY

11' 11" x 7' 4" (3.64m x 2.23m)

BEDROOM

18' 4" x 13' 1" (5.59m x 4.00m)

BEDROOM

11' 5" x 9' 7" (3.47m x 2.93m)

BATHROOM

11' 0" x 6' 5" (3.36m x 1.95m)

CLOAKROOM

5' 9" x 5' 2" (1.76m x 1.57m)

UTILITY ROOM

14' 5" x 9' 10" (4.39m x 3.00m)

BACK PORCH

8' 0" x 5' 10" (2.45m x 1.77m)



FIRST FLOOR OF MAIN HOUSE

LOUNGE

18' 0" x 12' 1" (5.49m x 3.69m)

BEDROOM

19' 11" x 17' 3" (6.07m x 5.27m)

ANNEX

GROUND FLOOR OF ANNEX

OPEN PLAN LIVING AREA

19' 11" x 18' 11" (6.07m x 5.77m)

FIRST FLOOR OF ANNEX

BEDROOM

17' 7" x 15' 10" (5.36m x 4.83m)

LANDING

6' 3" x 3' 4" (1.90m x 1.02m)

BEDROOM

17' 4" x 13' 0" (5.29m x 3.95m)

DRESSING ROOM

8' 9" x 6' 7" (2.67m x 2.01m)

EN-SUITE

8' 3" x 6' 9" (2.51m x 2.05m)







