



Westhouse Barn, Ingleton  
£750,000



## Westhouse Barn

### Ingleton

A stunning semi-detached family barn situated between the market town of Kirkby Lonsdale and the town of Ingleton. Close to amenities from both town and having road links to the Yorkshire Dales National Park, Lake District National Park and the M6 Motorway.

This charming semi-detached barn conversion offers a unique blend of character and modern comforts. The property features double glazing throughout, ensuring warmth and tranquillity. Upon entering, you are greeted by warm and welcoming entrance hall with plenty of space for all your coats and shoes. The kitchen diner can be found on the right which is ideal for culinary enthusiasts, entertaining guests and spending time with the family. A cosy sitting room is to the left of the entrance hall which is adorned with a multi-fuel stove, perfect for relaxing evenings, while a separate dining room provides a sophisticated space for entertaining. On the ground floor there is a handy downstairs toilet with plumbing for a washing machine as well. Upstairs, you will find four good sized bedrooms, with the main bedroom having an en-suite bathroom. The first floor also has a beautiful family bathroom which comprises a W.C., wash hand basin to vanity, bath and shower cubicle. From the first floor the attic space can be accessed which has ample space for storage. Additional amenities include oil central heating, ensuring year-round comfort. Outside, Westhouse Barn boasts delightful gardens, with a well-kept lawn providing ample space for outdoor activities. The garden is adorned with established trees and hedges, creating a peaceful oasis perfect for enjoying sunny days. A raised paved patio area at the front and side of the property offers a charming spot for al fresco dining and relaxation. Parking is made easy with a garage and driveway.

The outside space of Westhouse Barn is a true highlight, offering expansive grounds that provide a perfect setting for family life. The well-maintained lawn offers plenty of space for children to play, while the established trees and hedges add a touch of natural beauty. The garden is designed with ample space for outdoor furniture, making it a great spot for hosting gatherings or simply enjoying a quiet moment in nature.

- Semi-detached barn
- Sitting room with multi fuel stove
- Oil central heating
- Dining room
- Four bedrooms
- Delightful gardens
- Family bathroom, en-suite and down stairs toilet/utility room
- Garage and driveway parking

**EPC RATING D**

**SERVICES**

Mains electric, oil central heating, mains water, mains drainage.

**COUNCIL TAX: BAND F**

**TENURE: FREEHOLD**

**DIRECTIONS**

From Kirkby Lonsdale follow the A65 to Ingleton, carry on following the road and take the left after going past Trees Caravan Park onto Far Westhouse road followed by another left onto Bank House Lane. Carry on up the hill to find Westhouse Barn on the right.

**WHAT3WORDS:** collision.group.stored





## GROUND FLOOR

### ENTRANCE HALL

19' 2" x 9' 0" (5.84m x 2.75m)

### SITTING ROOM

17' 9" x 15' 4" (5.41m x 4.67m)

### KITCHEN DINER

23' 4" x 14' 4" (7.12m x 4.36m)

### DINING ROOM

12' 11" x 12' 10" (3.94m x 3.92m)

### DOWNSTAIRS TOILET/UTILITY ROOM

8' 3" x 5' 2" (2.51m x 1.58m)

## FIRST FLOOR

### LANDING

15' 6" x 12' 9" (4.72m x 3.89m)

### BEDROOM

15' 2" x 14' 5" (4.62m x 4.40m)

### EN-SUITE

7' 9" x 3' 2" (2.37m x 0.97m)

### BEDROOM

14' 0" x 11' 8" (4.26m x 3.55m)

### BEDROOM

13' 5" x 12' 9" (4.08m x 3.88m)

### BEDROOM

9' 9" x 9' 1" (2.97m x 2.77m)

### BATHROOM

17' 9" x 8' 6" (5.41m x 2.60m)

### ATTIC LOFT SPACE

22' 1" x 10' 10" (6.72m x 3.31m)





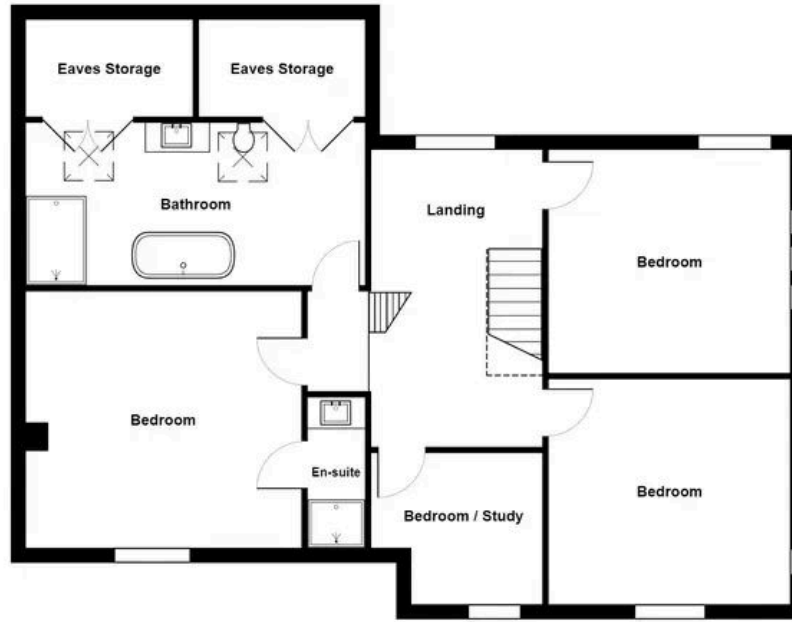




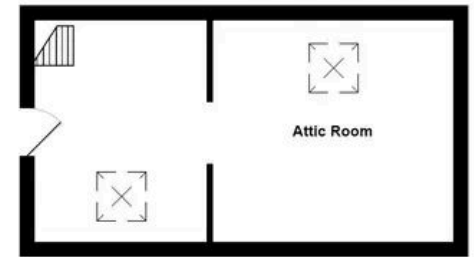


Ground Floor

Westhouse Barn, Westhouse, Ingleton  
 Total Area: 242.3 m<sup>2</sup> ... 2608 ft<sup>2</sup>  
 For illustrative purposes only - not to scale. The position and size of features are approximate only.  
 © North West Inspector.



First Floor



Attic Space

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