



Honey Pot Barn, Skelsmergh  
£550,000



## Honeypot Barn

### Skelsmergh

A delightful countryside semi-detached barn conversion located to the north of Kendal and enjoying pleasant views over the surrounding countryside. The property has access to all local amenities and easy access to the the Lake District National Park, transport services and the M6 Motorway.

Set in a tranquil countryside location, this charming 3 bedroom semi-detached barn conversion offers a peaceful retreat for those seeking a rural lifestyle. On the ground floor you will find a light and airy kitchen diner perfect for enjoying family meals and entertaining guests, while a utility room with workshop offers practical space for various activities. The ground floor also has a family bathroom which comprises a W.C., wash hand basin and shower cubicle.

On the first floor there are two reception rooms with one having a delightful log burner and views out towards the rear and side. An office can also be found on the first floor which is an ideal spot for working from home. Upstairs three double bedrooms can be found with the main bedrooms having a en-suite bathroom. The second floor is complimented by a family bathroom which comprises a W.C., wash hand basin and a bath. With oil central heating and double glazed windows throughout, this home provides warmth and comfort all year round. Outside, the property features charming gardens to the rear and ample driveway parking, completing this idyllic countryside abode.

Step outside to discover a haven of outdoor space at the rear of the property. A sprawling garden awaits, complete with a lush lawn and a picturesque small stream meandering through. Perfect for outdoor gatherings or children's play, this garden offers unlimited possibilities. A well-appointed decking area at the top of the garden provides a serene spot for al fresco dining or simply soaking up the sun, while enjoying the far-reaching views on offer.

- Semi-detached barn conversion
- Quiet countryside location
- Two charming reception rooms
- Oil central heating and double glazing
- Light and airy kitchen diner
- Utility room with workshop
- Three double bedrooms
- Charming gardens to the rear
- Two family bathrooms and an en-suite
- Ample driveway parking

**EPC RATING C**

**SERVICES**

Mains electric, oil central heating, private water supply, septic tank

**COUNCIL TAX: BAND F**

**TENURE: FREEHOLD**

**DIRECTIONS**

From Kendal take the A6 Shap Road north passing Kendal railway station. Continue for approximately 2.25 miles past the turning to Burneside and turn right signposted Skelsmergh Tarn, Garnett Folds Farm. Follow the lane up the hill to find Honeypot Barn located on the right hand side.

**WHAT3WORDS:** fairness.fakes.ramps





## GROUND FLOOR

### ENTRANCE HALL

8' 9" x 4' 2" (2.66m x 1.26m)

### KITCHEN DINER

23' 5" x 11' 7" (7.15m x 3.54m)

### INNER HALLWAY

14' 2" x 11' 3" (4.32m x 3.43m)

### WORKSHOP

14' 8" x 11' 8" (4.47m x 3.56m)

### BATHROOM

8' 10" x 6' 6" (2.69m x 1.98m)

### UTILITY ROOM

11' 10" x 8' 4" (3.60m x 2.53m)

## FIRST FLOOR

### ENTRANCE HALL

11' 11" x 11' 8" (3.63m x 3.55m)

### LANDING

11' 0" x 9' 9" (3.36m x 2.96m)

### SITTING ROOM

23' 5" x 11' 7" (7.15m x 3.54m)

### SNUG

11' 10" x 11' 8" (3.60m x 3.56m)

### OFFICE

10' 11" x 8' 1" (3.34m x 2.47m)



## SECOND FLOOR

### LANDING

12' 0" x 9' 6" (3.65m x 2.89m)

### BEDROOM

17' 2" x 11' 6" (5.23m x 3.50m)

### EN-SUITE

7' 11" x 6' 1" (2.41m x 1.86m)

### BEDROOM

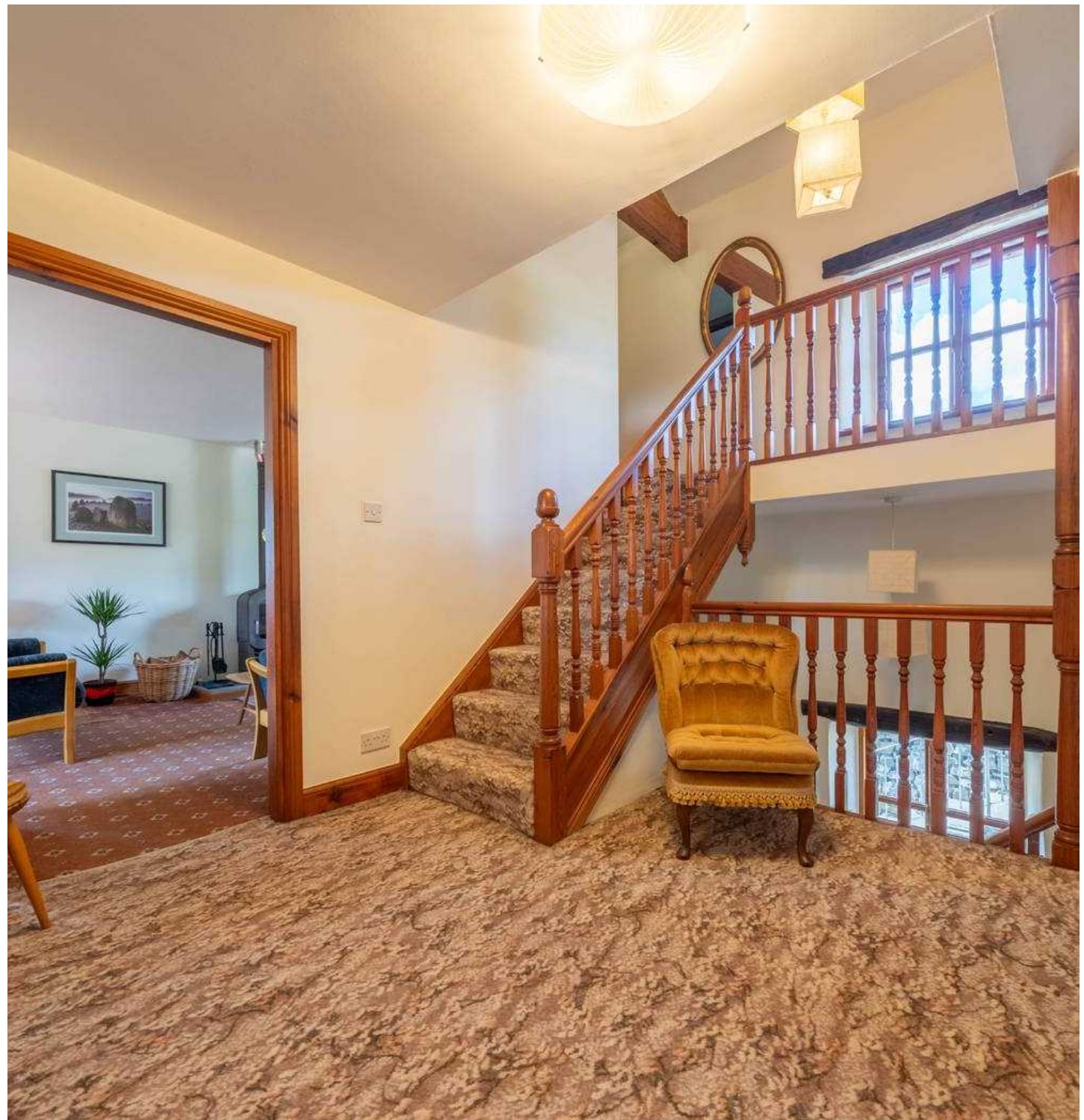
12' 6" x 11' 10" (3.80m x 3.60m)

### BEDROOM

12' 3" x 11' 3" (3.74m x 3.42m)

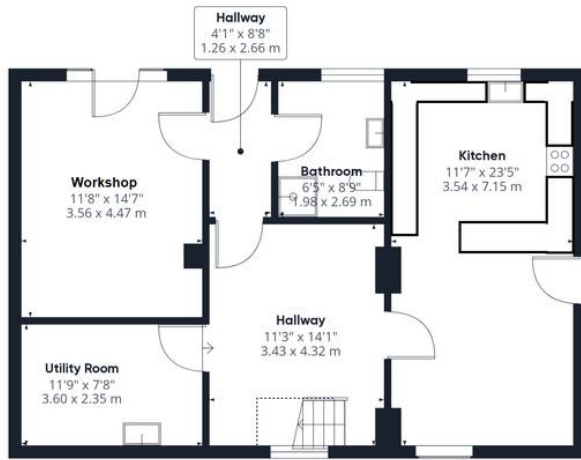
### BATHROOM

10' 8" x 8' 1" (3.24m x 2.47m)

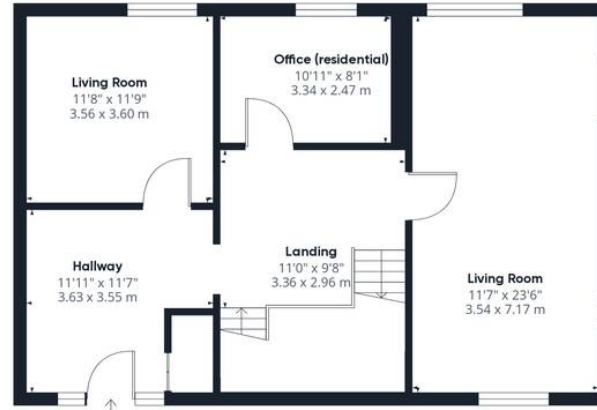




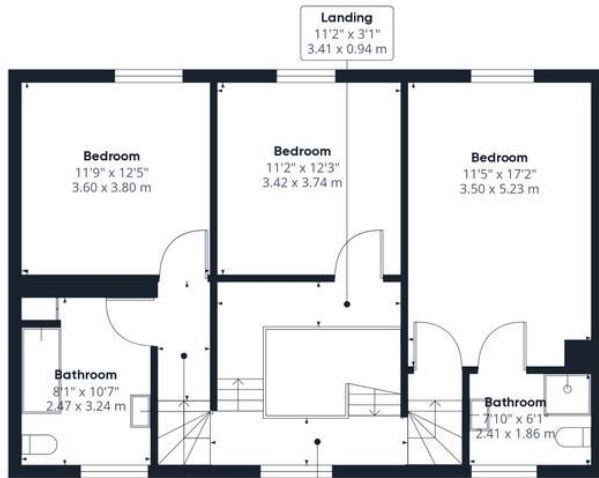




Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

2267.2 ft<sup>2</sup>  
210.63 m<sup>2</sup>

**Reduced headroom**

14.1 ft<sup>2</sup>  
1.31 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

# THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.