



Squirrel Barn, Hwith
£325,000



Squirrel Barn

Hwith

A delightful detached barn conversion set within a beautiful countryside setting in Hwith. The property has easy access to the amenities in the local towns and villages and the rest of the Lake District National Park and the Yorkshire National Park.

Nestled within a picturesque countryside setting, this charming 2-bedroom detached barn conversion offers a unique opportunity for tranquil living. The property has been thoughtfully converted by the current owners to create a substantial kitchen living area, two bedrooms (with the main boasting ample wardrobe space), and a three-piece bathroom suite. The interior is blessed with stunning far-reaching views that provide a sense of serenity and spaciousness.

The enchanting outside space of this property is a true gem, boasting beautifully landscaped gardens that enhance the overall appeal of the residence. At the rear, a paved patio garden with planted beds offers a perfect spot for outdoor relaxation, complemented by space for potted plants to flourish. Meanwhile, the substantial well-kept lawn at the front, framed by well-established trees, is fully enclosed by a fence and wall, providing privacy and security. The property also benefits from ample driveway parking for multiple vehicles, ensuring convenience for residents and guests alike. With splendid far-reaching views enveloping the grounds, this property offers a haven of tranquillity for those seeking a peaceful countryside retreat.

- Charming barn conversion
- Set in a beautiful countryside setting
- Substantial kitchen living area
- Stunning far reaching views
- Two bedrooms with the main having ample wardrobe space
- Delightful gardens to the front and rear
- Three piece bathroom suite
- Ample driveway parking
- Fully converted by the current owners
- Easy access to the surrounding towns and villages

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 C

SERVICES

Mains electric, tank gas, private water supply, septic tank

COUNCIL TAX: BAND TBC

TENURE: FREEHOLD

DIRECTIONS

From Sedbergh follow the A683 for 9 miles. Take a right onto Street Strennerkeugh and follow the road keeping to the left. Take the first right followed by a second right where Squirrel Barn can be found on the right.

WHAT3WORDS: ///depth.detect.conforms





GROUND FLOOR

KITCHEN LIVING AREA

24' 5" x 16' 1" (7.44m x 4.90m)

FIRST FLOOR

LANDING

5' 5" x 3' 6" (1.66m x 1.06m)

BEDROOM

13' 10" x 10' 6" (4.22m x 3.21m)

BEDROOM

16' 1" x 6' 2" (4.90m x 1.87m)

BATHROOM

7' 9" x 6' 1" (2.36m x 1.86m)



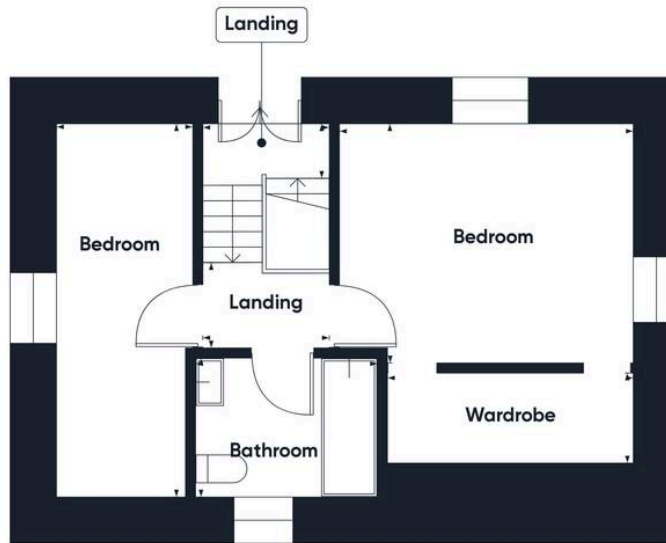








Ground Floor



Floor 1



Approximate total area⁽¹⁾

765.42 ft²
71.11 m²

Reduced headroom

2.53 ft²
0.23 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestateagents.co.uk • www.thwestateagents.co.uk

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