

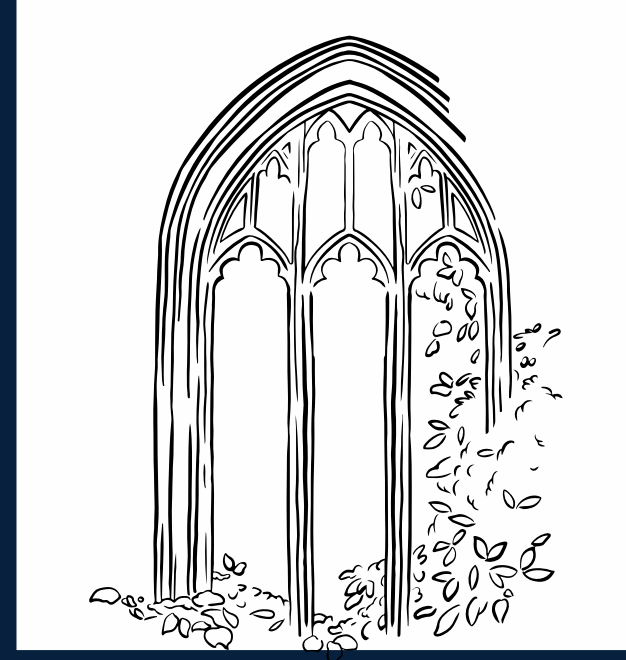


Smithy Barn

BURTON-IN-LONSDALE



# SMITHY BARN



Introducing Smithy Barn, a distinguished four-bedroom barn conversion located in the heart of Burton in Lonsdale on Duke Street. Upon entering through the elegant arched doorway, you are welcomed into a generous entrance hall, which connects to the kitchen-diner and provides access to the staircase leading to the first floor. The kitchen-diner opens up to the rest of the ground floor, featuring a sitting room, dining room, snug, as well as a utility room and cloakroom.

The first floor accommodates the main bedroom, complete with an en-suite bathroom and dressing room, alongside three further bedrooms and a family bathroom. The second floor includes a versatile attic room, perfect for additional storage or living space.









Take a closer look...



Property Type:

*Barn Conversion*

Square Footage:

*1723 sqft*

Council Tax Band

*D*

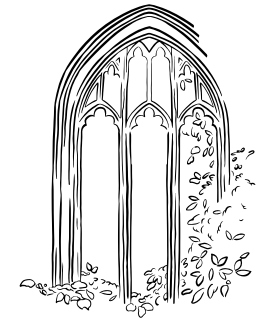
EPC Rating

*D*

Tenure

*Freehold*

# Why Burton?



BURTON IN LONSDALE IS A QUIANT AND PICTURESQUE VILLAGE NESTLED IN THE HEART OF THE LUNE VALLEY IN NORTH YORKSHIRE, ENGLAND. STEEPED IN HISTORY AND SURROUNDED BY BREATHTAKING NATURAL BEAUTY, BURTON IN LONSDALE OFFERS A SERENE ESCAPE FROM THE HUSTLE AND BUSTLE OF MODERN LIFE. ONE OF THE VILLAGE'S MOST STRIKING FEATURES IS ITS CHARMING STONE-BUILT HOUSES AND COTTAGES, WHICH LINE THE NARROW STREETS AND LANES, CREATING A TIMELESS AMBIANCE THAT HARKENS BACK TO A BYGONE ERA.

MANY OF THESE BUILDINGS ARE CONSTRUCTED FROM LOCALLY QUARRIED LIMESTONE, ADDING TO THE VILLAGE'S QUINTESSENTIAL ENGLISH CHARM. BURTON IN LONSDALE IS SITUATED CLOSE TO THE BORDERS OF BOTH LANCASHIRE AND CUMBRIA, MAKING IT AN IDEAL BASE FOR EXPLORING THE STUNNING LANDSCAPES OF THE YORKSHIRE DALES NATIONAL PARK, THE FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY, AND THE LAKE DISTRICT NATIONAL PARK. OUTDOOR ENTHUSIASTS WILL FIND A WEALTH OF OPPORTUNITIES FOR HIKING, CYCLING, FISHING, AND WILDLIFE WATCHING RIGHT ON THEIR DOORSTEP.

## Burton Village







OUTSIDE, SMITHY BARN BOASTS A PRIVATE AND LOW-MAINTENANCE PATIO GARDEN WITH RAISED BEDS AND MATURE PLANTINGS. ADDITIONALLY, THE PROPERTY IS ENHANCED BY TWO LARGE OUTBUILDINGS, OFFERING AMPLE, DRY STORAGE SPACE.









Zzz... ooo

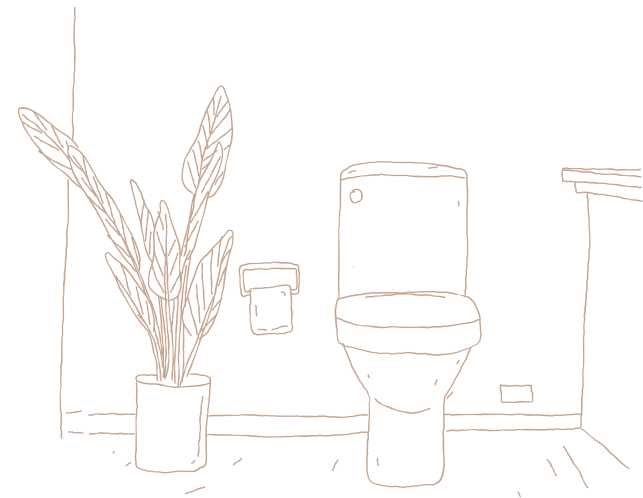












# WHERE CAN I FIND...



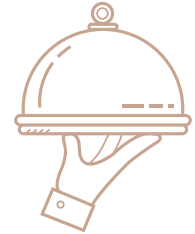
The Closest School?

Bentham Community Primary School is located just 2.7 miles away.



The Local Shop?

Burton Post Office Village Store is 0.1 mile from your doorstep. Great for those essentials!



A Delicious Meal?

The Lunesdale Arms and its tasteful menu awaits you, only 3.6 miles away.



Somewhere Nice to Walk the Dog?

The River Greta is just a short 5 minute walk from your home 0.3 miles away.



A Refreshing Pint?

The Punch Bowl is just 390 ft round the corner, you could be back home in just 5 minutes!



Your Local Property Experts?

Our lovely Lune Valley Team is Available via Email or phone 7 Days!

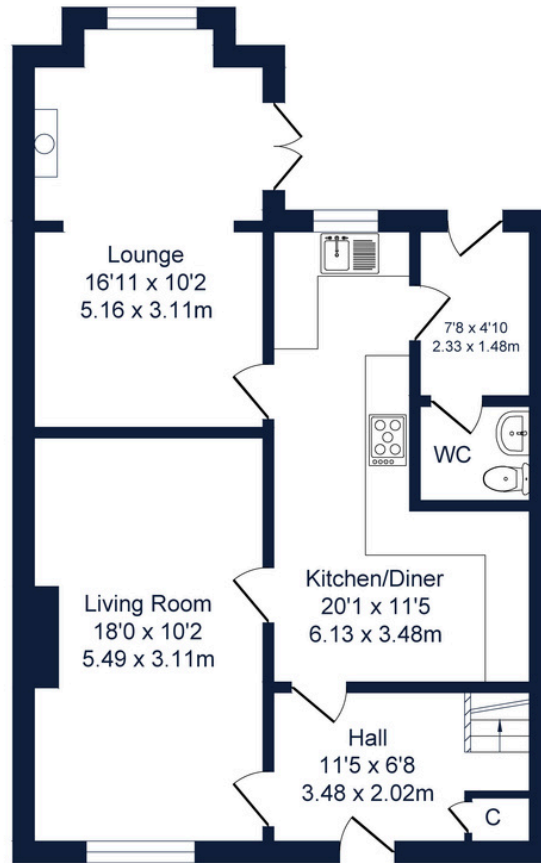
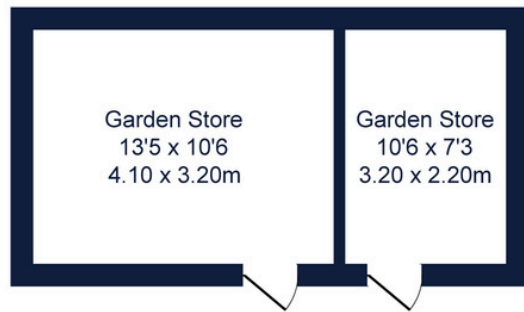




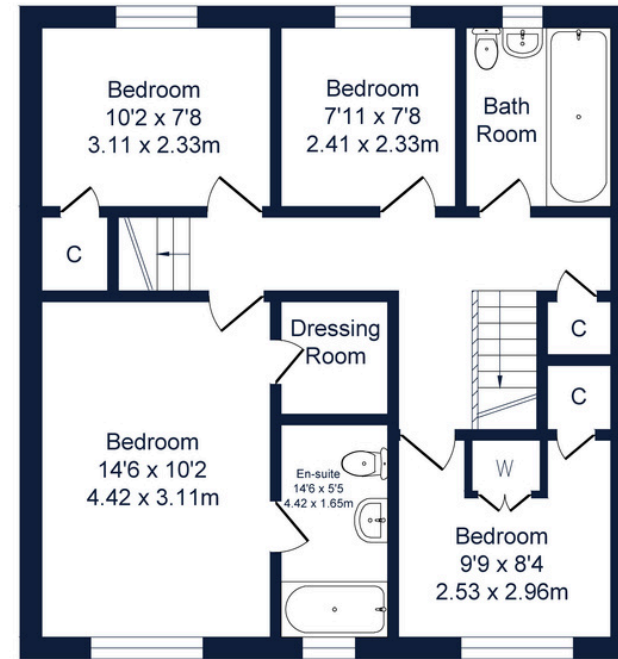




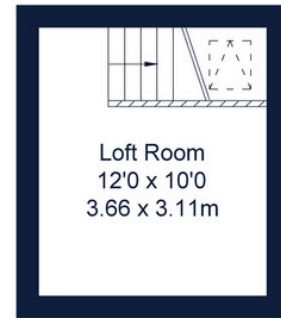




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Total Floor Area: 1723 sq.ft ( 160.1 sq.m) approx.

Ground Floor Area: 687 sq.ft ( 63.8 sq.m) approx.

First Floor Area: 692 sq.ft ( 64.3 sq.m) approx.

Second Floor Area: 112 sq.ft ( 11.3 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Smithy Barn, Duke Street, Burton in Lonsdale, Carnforth, LA6 3LG

 [///hotdog.obliging.order](http://hotdog.obliging.order)



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