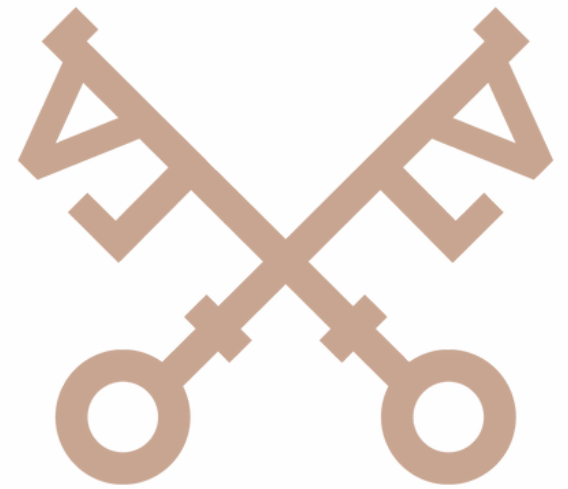




Springsfield
Leck



SPRINGFIELD, LECK



Make your way down the quiet single-track lane and onto Springfield's sweeping driveway, where there's ample space for up to six cars. The home's mixed stone façade, adorned with pretty wisteria, immediately sets the scene — rustic yet refined, welcoming yet impressive. Step through the front door and into a bright and airy porch that connects to the double garage, before passing through glazed double doors into the main hallway. Here, Brazilian slate flooring meets crisp white walls and exposed oak beams, creating a grand yet homely first impression that perfectly captures the character of the property.

Flowing from the lounge, a few steps lead up into a bright and versatile room that is currently enjoyed as a snug. With French doors opening directly onto the garden and deep-set windows framing peaceful countryside views, this light-filled space is perfect as a quiet retreat for reading, working, or simply relaxing. The exposed beams add character, while the outlook brings the beauty of the outdoors inside. For those seeking flexibility, this room could easily be adapted into an additional ground-floor bedroom with scope to add an en-suite — creating the perfect guest suite, independent space for an older child, or even a luxurious home office with its own garden access.



Property Type:

Barn

Conversion

Square Footage:

3579 sqft

Council Tax Band:

D

EPC Rating:

D

Tenure

Freehold

Take a closer look...





Why Leck?

TUCKED AWAY IN THE HEART OF THE LUNE VALLEY AND YORKSHIRE DALES, SPRINGFIELD IS A HOME THAT PERFECTLY BLENDS RURAL CHARM WITH MODERN FAMILY LIVING. ORIGINALLY BUILT IN THE 1800S AND BEAUTIFULLY CONVERTED INTO A RESIDENCE IN 1992, THIS STUNNING FOUR/FIVE BEDROOM PROPERTY COMBINES ORIGINAL CHARACTER WITH LUXURIOUS CONTEMPORARY DESIGN. SET WITHIN HALF AN ACRE OF LANDSCAPED GARDENS IN THE HIGHLY SOUGHT-AFTER VILLAGE OF LECK, SPRINGFIELD OFFERS AN IDYLIC RETREAT SURROUNDED BY OPEN FIELDS, GENTLE STREAMS, AND THE NATURAL BEAUTY OF THE COUNTRYSIDE. LECK ITSELF IS A TRULY SPECIAL PLACE — PEACEFUL YET VIBRANT, SURROUNDED BY ROLLING HILLS AND THE DRAMATIC SCENERY OF THE YORKSHIRE DALES NATIONAL PARK. IT'S A HAVEN FOR FAMILIES, WITH SAFE SURROUNDINGS WHERE CHILDREN CAN PLAY FREELY AND EXPLORE THE OUTDOORS. WALKS BEGIN RIGHT FROM THE DOORSTEP, WINDING THROUGH MEADOWS AND WOODLANDS, WHILE NEARBY KIRKBY LONSDALE AND INGLETON PROVIDE EXCELLENT SCHOOLS, BOUTIQUE SHOPS, CAFÉS, AND RESTAURANTS. DESPITE ITS TRANQUIL SETTING, LECK REMAINS WONDERFULLY CONNECTED — THE M6 IS WITHIN EASY REACH, OFFERING CONVENIENT LINKS TO LANCASTER, KENDAL, AND THE LAKE DISTRICT BEYOND.

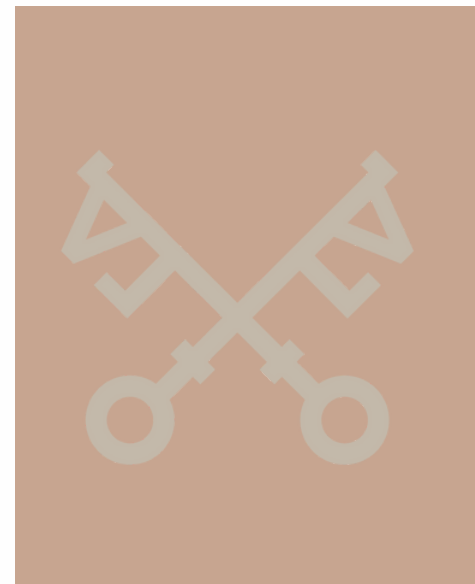
Springfield, Leck





OUTSIDE, SPRINGFIELD'S GARDENS ARE EVERY BIT AS IMPRESSIVE AS THE INTERIOR. SET WITHIN BEAUTIFULLY LANDSCAPED GROUNDS, THEY HAVE BEEN THOUGHTFULLY DESIGNED TO BLEND FORMAL PLANTING WITH NATURAL BEAUTY. MULTIPLE SEATING AREAS ALLOW YOU TO FOLLOW THE SUN THROUGHOUT THE DAY, FROM A SHADED TERRACE PERFECT FOR MORNING COFFEE TO A PERGOLA IDEAL FOR EVENING DRINKS BENEATH THE STARS. THE GARDENS INCLUDE A SMALL STREAM, RAISED VEGETABLE BEDS, AND A WILDFLOWER AREA — A HAVEN FOR POLLINATORS AND A DELIGHT FOR CHILDREN TO EXPLORE. TO ONE SIDE, A LARGE INSULATED AND MODERN OUTBUILDING FITTED WITH PLUMBING AND POWER OFFERS FANTASTIC POTENTIAL FOR CONVERSION, WHETHER INTO A HOME OFFICE, STUDIO, GYM, OR GUEST ACCOMMODATION (SUBJECT TO PLANNING). THE DOUBLE GARAGE PROVIDES SECURE STORAGE AND DIRECT ACCESS INTO THE HOME, MAKING IT AS PRACTICAL AS IT IS BEAUTIFUL.











Zzz...o_o





WHERE CAN I FIND...



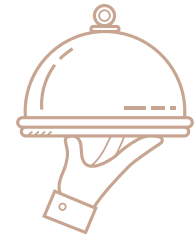
The Closest Schools?

Leck St Peter's Primary - 2 Minute Drive & 5 Minute Walk



The Local Shop?

Booths - 8 Minute Drive



A Delicious Meal?

The Highway Man - 9 Minute Drive



Somewhere Nice to Walk
the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

The Royal Barn - 8 Minute Drive

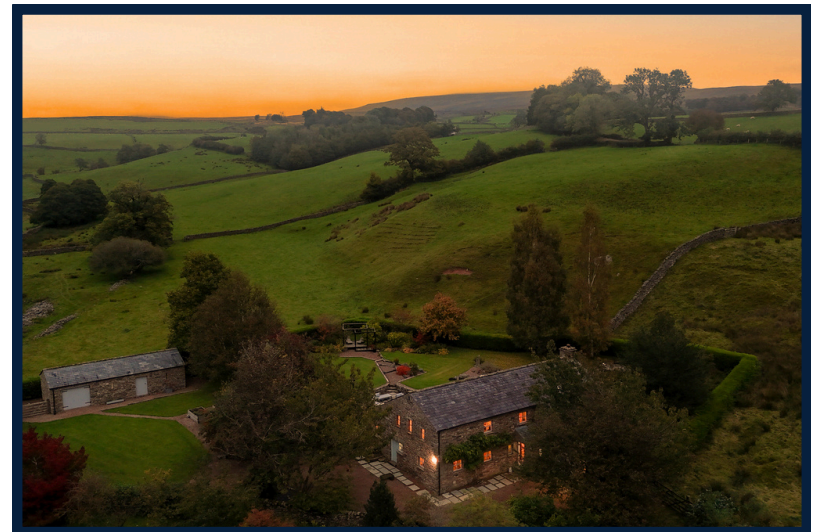


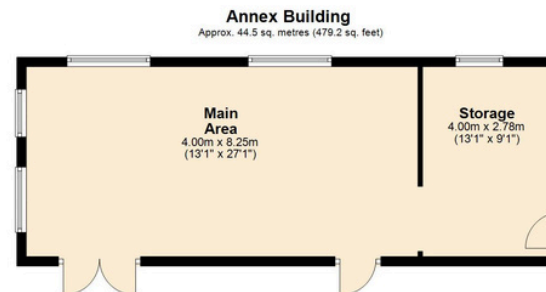
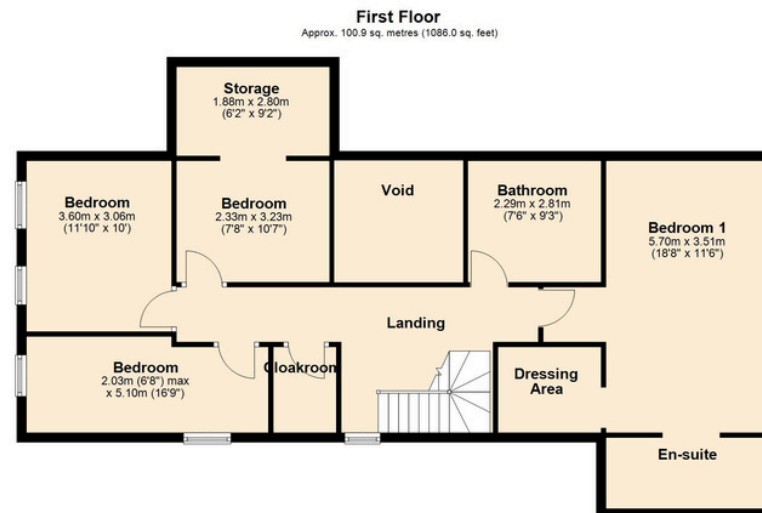
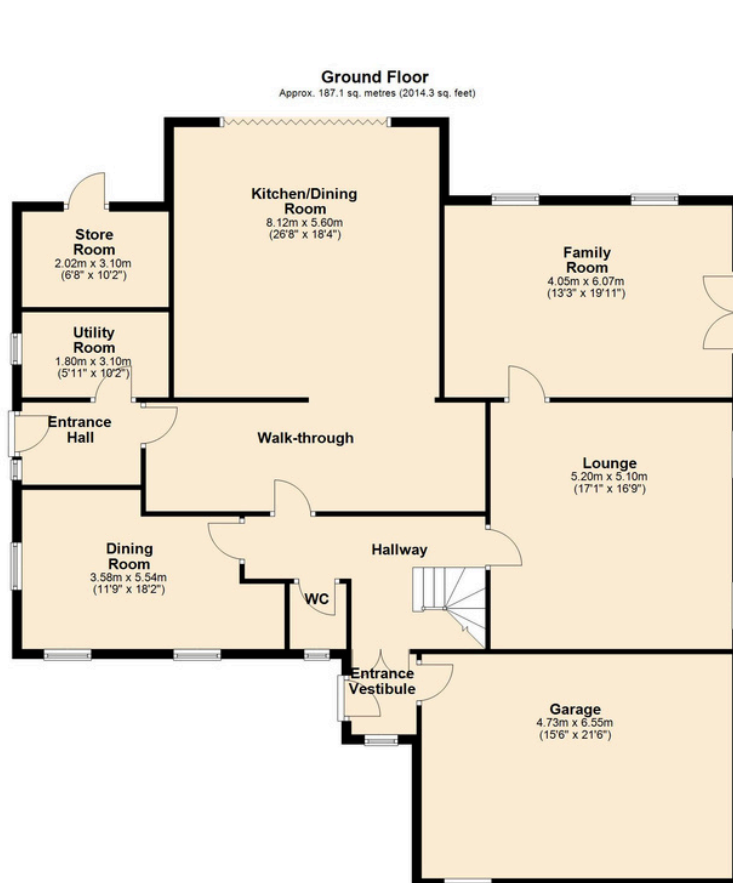
Closest Transport Links

Bus - Cowan Bridge - 15 Minute Walk

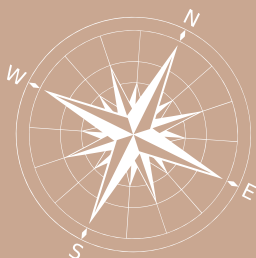
Rail - Wennington Station 17 Minute Drive







Total area: approx. 332.5 sq. metres (3579.5 sq. feet)



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.

Springfield
Leck

Springfield, Leck, LA6 2JB



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