CONDER BARN

Rigmaden Court, Rigmaden, Kirkby Lonsdale, LA6 2ET

£495,000

If you want the convenience of popping into Kirkby Lonsdale (the best place to live in the North West according to The Times 2019’s poll) but fancy a more rural setting with fabulous open views then Conder Barn at Rigmaden Court is a serious contender.

Within the Yorkshire Dales National Park and making the most of the stunning open views, this well planned ‘upside down’ detached barn conversion enjoys a corner position in this attractive farmstead development. Highly accessible, but with a miles from anywhere feel, it’s a great location surrounded by breathtaking scenery.
Welcome to CONDER BARN
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A Dales barn, attractively converted and well-presented it offers great space for a couple or family. Bought by the current owners from new in 1992, it has been a well-loved family home ever since. Now the children have flown the nest, it’s time reluctantly to move on. We can see exactly why they have loved it so much and why it’s made a great family house.

- **Instantly welcoming** - the entrance is at mid floor level with stairs both up and down. Creating that ‘wow’ factor, the partially open plan sitting/dining room and triple aspect windows make the most of the open position and extensive views. Creating light and space, the ceiling rises up to the apex and there’s a centrally located double sided wood burner. It’s a sociable and family-friendly living space, that’s for sure!

- **View, views, views** - stylishly presented and well maintained with an approximate gross internal area of 1327 sq ft (123.3 sq m), the accommodation is ‘upside down’ so as to take advantage of the stunning views.

- **Pull in and park** - there’s a single garage with power and light, private parking and then room for guests too in the visitor spaces.

- **Delightful gardens** - there is a walled courtyard to the north and to the south, private flagged terraces (both of which have decorative pebble mosaics), a level lawn and established planting - the perfect place to enjoy alfresco dining and enjoy the view. There’s also space for a bistro table and chairs to the front of the property. In all 0.07 acres (0.03 hectares) - just enough to look after without it becoming too much!

- **Farmstead life** - there’s a lovely open feel about the large courtyard; it’s well-planned with good views and the planting has matured beautifully since it was landscaped in the 1990s. Whilst approached through the main entrance, Conder Barn’s main orientation is the fields and fells - a lovely open aspect.

- **Don’t be fooled by the ‘miles from anywhere feel’**, it’s easy to get to from various directions and good rail and M6 links. The market town of Kirkby Lonsdale (4 miles) is the jewel in the Lune Valley’s crown and offers independent shops, popular restaurants and pubs, a post office and a well-regarded Booths supermarket. Then there’s Kendal (9.4 miles) and Lancaster (21.8 miles) if you need a wider choice. There’s a main west coast station at Oxenholme (6.8 miles) with good services to Manchester and Euston. Thanks to B4RN broadband, lots of local people work part of the week from home then commute part time. It makes rural living so much more achievable.

- **The great outdoors... on your doorstep** - here you’re spoilt for choice. Situated in the newly extended Yorkshire Dales and close to the Lake District National Park, the Lune Valley and Forest of Bowland, the area provides a stunningly scenic adventure playground for anyone who likes fresh air and fun.

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£495,000
You’ll need to know...

• Mains electricity, shared drainage to a Klargester treatment plant and a private shared water supply from Kitmere Lake with UV filter.
• Oil fired central heating and double glazing throughout.
• B4RN hyperfast broadband connected for more details on this world beating local service visit the website b4rn.org.uk
• There is shared access with shared liability along with other owners (part of Rigmaden Court Ltd). Owners pay a £63 quarterly fee for communal charges.
• Carpets, curtains, curtain poles, blinds and light fittings are included in the sale. The freestanding freezer, fridge freezer, washing machine and tumble dryer are available separately
• From Kirkby Lonsdale, turn left on to the A683 signposted Sedbergh. Continue for approximately 5 miles and turn left signposted Old Town. Proceed over the River Lune and up the hill, turning left into Rigmaden Court. Bear right into the main courtyard and Conder Barn is on the right hand side, tucked away in the corner

Money Laundering
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent’s office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent’s offer procedure.
IMPORTANT. Davis & Bowring, for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

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(iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property;
(iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.

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Approximate Gross Internal Area
(Excluding Lower Level)
123.3 sq m / 1327 sq ft