



Barbon, Nr Kirkby Lonsdale

Asking Price £1,000,000



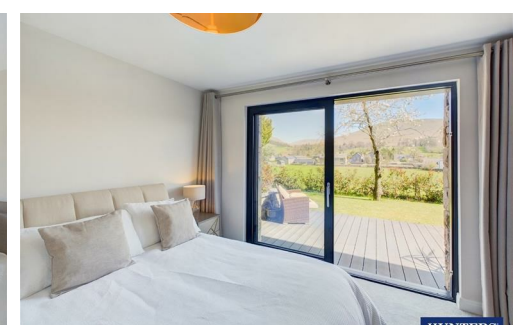
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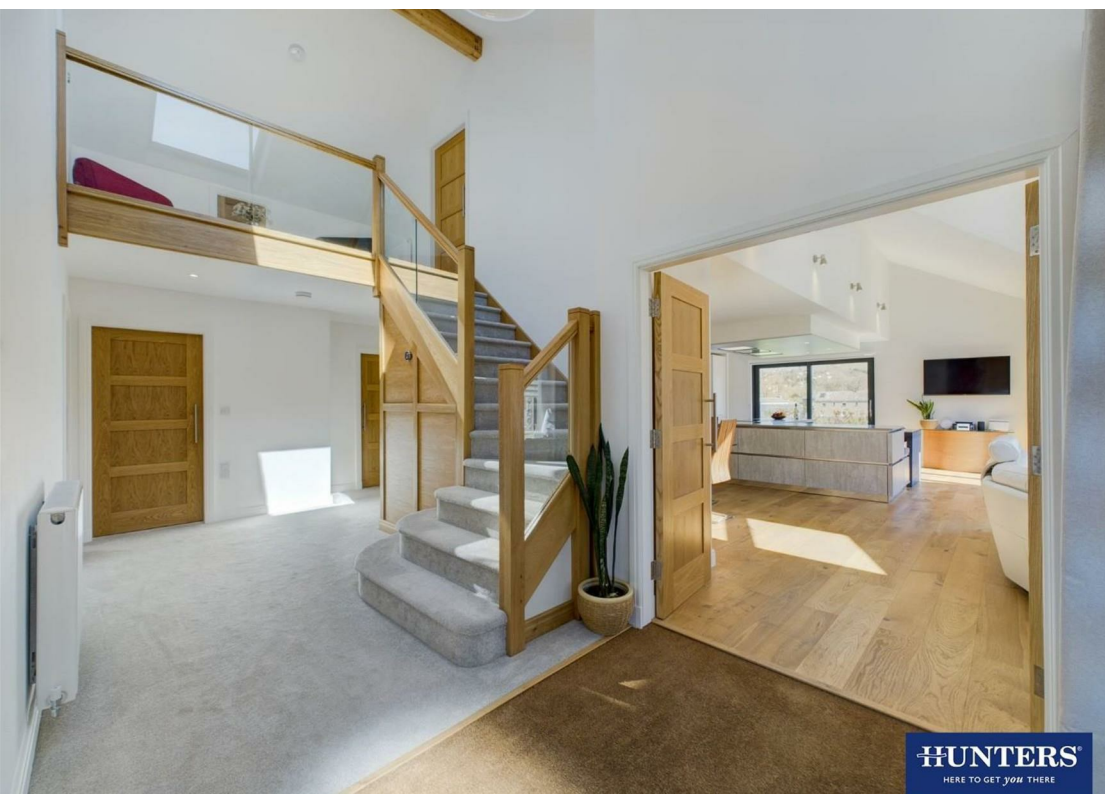
DESCRIPTION

This is an incredibly rare opportunity to purchase the only new build contemporary family home in Barbon in the last 15 years within the Yorkshire Dales National Park. Sycamore House is newly built and was completed in October 2022 - this beautiful four bedroom family home has been designed to maximise light, space and the panoramic views of the Yorkshire Dales. The property offers a stunning entrance hallway, snug, open plan kitchen / dining / living space complete with HWAM wood burning stove and Hacker Systemat kitchen packed full of Miele appliances. All main rooms have either bi-folding doors or sliding doors leading to private terraces or the family sundeck. The two upstairs en-suite bedrooms have glass Juliet balconies taking in the surrounding countryside.

The property has fully landscaped level wraparound gardens, large detached garage and private gated driveway with ample parking.

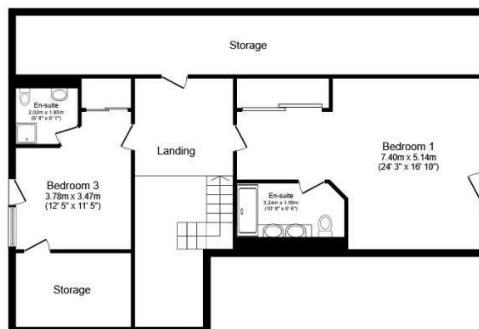
- Yorkshire Dales National Park
- Outstanding views
- Contemporary family home
- Newly built in 2022
- Open plan layout
- Four double bedrooms
- Four bathroom suites
- EPC B







Ground Floor



First Floor



Garage

Total floor area 250.7 sq.m. (2,699 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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