



## Halsteads Barn Mewith, Bentham, LA2 7AR

Offers In The Region Of £950,000

A rare offering to the market, a substantial well presented extended barn conversion offering flexible accommodation with five double bedrooms, six reception rooms, extensive outside space with double detached garage and summer room. All set in the beautiful scenery of the Forest of Bowland and enjoying spectacular views of the Yorkshire Three Peaks and enjoying 'Dark Sky' status perfect for star gazing.



## Property Description

Halsteads Barn is a captivating stone-built property nestled within the Forest of Bowland, an Area of Outstanding Natural Beauty (AONB). Set in an elevated peaceful and secluded location, the barn offers a retreat from the bustle of everyday life, surrounded by the serene, unspoiled landscape.

Once a traditional barn, the structure has been thoughtfully extended over time, with all additions carefully designed to maintain a cohesive and traditional aesthetic. The interior of Halsteads Barn mirrors this commitment to style, with each room reflecting the same character and charm with classic design elements. Stone details, exposed beams, and warm, earthy tones are consistent throughout, creating a seamless blend of old and new that preserves the barn's character while offering comfortable, inviting living spaces.

One of the key features of Halsteads Barn is its flexible layout. The property is designed in such a way that it can be easily adapted to function as two separate dwellings, offering a unique opportunity for multi-generational living, guest accommodation, or even rental income.

Adding to its charm, Halsteads Barn boasts an substantial garden providing an outdoor haven. The garden includes extensive lawn, vegetable and herb patches, fruit trees and bushes, a firepit with seating area, perfect for enjoying cool evenings under the stars, as well as a patio and summer room situated off the detached double garage. This summer room is an ideal spot to take in the breath-taking views of the surrounding landscape, including the renowned Yorkshire Three Peaks, which form a stunning backdrop to this exceptional property. It is also in a 'Dark Sky' area with no light pollution, perfect for star gazing.

The recent addition of the stone built double garage and summer room has provided a superb amount of storage, worthy of any car or motorbike collection; it also has the benefit of double electric roller doors.

## Location

With views in all directions, Halstead Barn is situated on the edge of moorland, within the Forest of Bowland Area of Outstanding Natural

Beauty. The far reaching views include the famous Yorkshire Dales 3 Peaks of Ingleborough, Whernside and Pen-y-ghent, plus the Lakeland fells and Lune Valley.

The nearby market town of High Bentham provides a good range of shops, pubs and takeaways, along with a primary school, surgery, Post Office and train station on the Leeds/Lancaster line. Other local towns include Kirkby Lonsdale and Settle - both with Booths supermarkets. The A65 provides good connections for Kendal, the M6 and Skipton, and Lancaster can be reached in around 30 minutes by car.

Excellent secondary school options are available at both Settle College and QES, Kirkby Lonsdale.

## Property Information

Freehold

Council Tax Band G

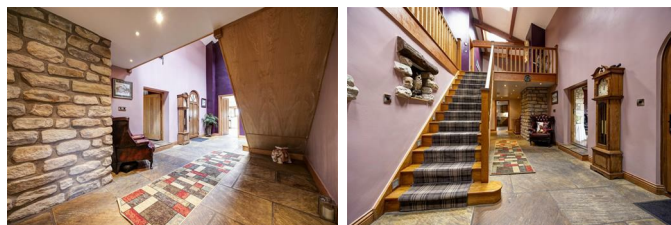
EPC Rating E

Treatment Plant - Compliant with 2020 General Binding Rules

Private water supply with UV & particulate filtering  
LPG

## Ground Floor

### Entrance Hall



Tiled floor with underfloor heating, staircase to first floor landing, vaulted ceiling with Velux windows.

## Dining Room



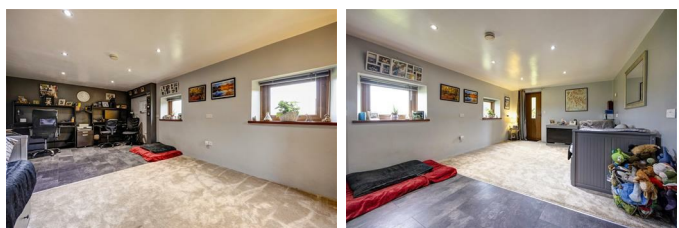
Fitted carpet with underfloor heating, bi-fold doors to front, three double glazed windows to side, two double glazed windows to rear, exposed beams.

## Snug



Fitted carpet, double glazed window to rear.

## Office



Part fitted carpet and part antico flooring with underfloor heating, two double glazed windows to rear, door to side aspect.

## Kitchen



Tile effect flooring with underfloor heating, range of wall and base units, single drainer sink, LPG range cooker, airing cupboard, LPG boiler, double glazed window to side.

## Sitting Room



Antico wood effect flooring, radiator, stone fireplace with multi-fuel stove, exposed beams, two double glazed windows.

## Games Room



Antico wood effect flooring, radiator, stone



fireplace with multi-fuel stove, exposed beams, two double glazed windows.

### **Rear Entrance Hall**

Tiled flooring, radiator, staircase to first floor, door to rear, cupboard housing water filtration system.

### **Bathroom**



Tiled floor, heated towel rail, P shape bath with shower over, toilet, wash basin, double glazed window.

### **Dining Room Two**



Antico wood effect flooring, radiator, two double glazed windows, exposed beams, two Velux windows.

### **Kitchen Two**



Antico tile effect flooring, radiator, exposed

beams, range of wall and base units, integrated dishwasher, single oven, hob with extractor, fridge and freezer, sink with waste disposal unit, AGA, double glazed window, stable door.

### **Pantry**

Antico tile effect flooring, double glazed window.

### **Boot Room**

Antico wood effect flooring, radiator, door to front.

### **First Floor**

#### **Landing**



Staircase to ground floor, vaulted ceiling with exposed roof joists and beams, four Velux windows.

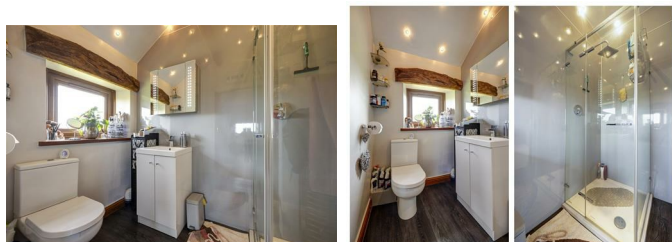
### **Bedroom One**



Fitted carpet, two radiators, double glazed windows to three aspects and two Velux windows. Exposed roof joists and beams. Hammonds fitted furniture.



### En-Suite Shower Room



Antico wood effect flooring, heated towel rail, shower cubicle, toilet, wash basin, extractor fan, double glazed window.

### Bedroom Two



Fitted carpet, radiator, double glazed windows to two aspects, exposed roof joists and beams.

### En-Suite Bathroom



Antico wood effect flooring, heated towel rail, bath with shower over, toilet, wash basin, extractor fan, double glazed window.

### Bedroom Three



Fitted carpet, radiator, double glazed windows to two aspects, Velux window.

### Walk in Wardrobe / Office



Fitted carpet, radiator, shelving and hanging space, B4RN ultra fast broadband connection, double glazed window.

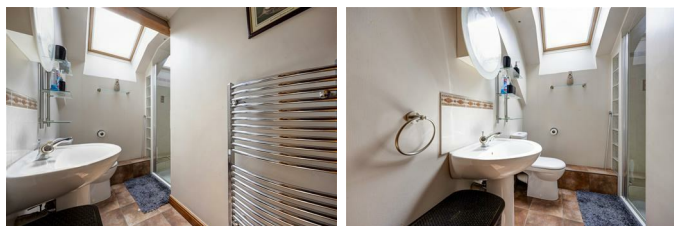
### Bedroom Four



Fitted carpet, radiator, exposed beams, Velux window.



### En-Suite Shower Room



Tile effect flooring, heated towel rail, shower cubicle, toilet, wash basin, Velux window.

### Bedroom Five



Fitted carpet, radiator, exposed beams, loft access, 2 Velux window.

### En-Suite Shower Room



Wood effect flooring, heated towel rail, shower cubicle, toilet, wash basin, Velux window.

### External

### Front



Shared private drive leading to gated entrance into large gravelled parking area to front of property, with extensive lawn, pond, vegetable and herb patch, along with fruit trees and bushes. Access to detached double garage.

### Side



Smaller enclosed garden with lawn and established plants.

### Parking



Ample off road secure parking for in excess of 5 cars.

## Double Garage



Separate power and water supply with potential to be converted into residential unit. Concrete floor, light and power, double electric remote control doors, first floor storage, garden room, enjoying superb views.

### Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

### OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

### FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

### MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will

ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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### FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 423.7 sq. metres (4560.6 sq. feet)  
Halsteads Barn, Mewith, Bentham

Area Map



Energy Efficiency Graph

