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## Crow Trees Barn Mewith, LA2 7AX

Price Guide £740,000

Crow Trees Barn is a charming detached barn conversion located on the edge of the Forest of Bowland, just 3 miles from Bentham.

It offers spacious living accommodation including a kitchen diner, sitting room with a multi-fuel stove, second reception room, office, and four double bedrooms (one with an en-suite shower room), alongside a family bathroom.

Outside, the property features parking for 4-5 cars, a carport, and storage room, with low-maintenance front gardens and a tiered rear garden boasting patio areas and lush lawns. With its blend of charm and modern comforts, Crow Trees Barn provides comfortable living amidst the natural beauty of the Forest of Bowland.

## Crow Trees Barn

Located on the edge of the Forest of Bowland, just 3 miles from Bentham, Crow Trees Barn stands as a charming detached barn conversion, occupying an elevated plot and enjoying stunning vistas. On the ground floor, you'll find a spacious kitchen diner, a welcoming sitting room with a multi-fuel stove, a second reception room, and a practical office space. Upstairs, four double bedrooms await, one with an ensuite shower room, alongside a family bathroom.

Outside, Crow Trees Barn offers parking for 4-5 cars, complete with a convenient carport and storage room. The front garden is low maintenance and features established beds and a charming cobbled yard, while the tiered rear garden boasts inviting patio areas, raised beds, and lush lawns. On clear days, the breathtaking views of the Yorkshire Three Peaks add to the property's allure.

With its blend of charm and modern comforts, Crow Trees Barn offers comfortable living amidst the natural splendour of the Forest of Bowland.

## Property Information

Freehold. Council tax band F. Oil fired central heating. Compliant private drainage with easement. Mains water is via Yorkshire Water plus a spring free of charge. Mains electric. B4RN full fibre broadband connection. Access rights for track with shared ad hoc maintenance.

## Location

With views in all directions, Crow Trees 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, Wharfedale 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.

## Ground Floor

### Entrance Hall

Neutral coloured carpet with underfloor heating, feature barn window and door to front cobbles, stairs to first floor.

### Sitting Room 23'9" x 18'8" (7.25 x 5.69)



Neutral coloured carpet with underfloor heating, sandstone inglenook feature fireplace with multi fuel stove, exposed beams, cupboard, two timber framed double glazed windows, timber and double glazed patio doors to rear garden.

### Kitchen Diner 17'11" x 14'6" (5.48 x 4.42)



Tiled flooring with under floor heating, range of Oak effect shaker style base and wall units, built integrated fridge and freezer, dish washer, plumbing for washing machine, electric range cooker with electric hob and brushed steel extractor hood, Belfast sink, four double glazed windows, exposed beams and trusses, two velux roof windows, feature pendant lights, storage above cloakroom housing water tanks, timber and double glazed door to side, split stable door to cobbled area at front of property.

### Reception Two 18'8" x 11'3" (5.69 x 3.45)



A versatile room, which could be utilised as a fifth bedroom or playroom. Wood flooring with underfloor heating, double glazed window to front, timber and double glazed patio doors to rear garden.

### Office 8'3" x 7'1" (2.54 x 2.18)



Carpet with underfloor heating, double glazed window to rear.

### Cloakroom 6'11" x 4'5" (2.12 x 1.35)



Tiled floor with underfloor heating, toilet, wash basin, extractor fan, consumer unit.

### Boiler room 6'11" x 3'8" (2.12 x 1.14)

Tiled floor with underfloor heating, underfloor heating manifold, oil boiler, door to cloakroom.

### First Floor

#### Landing



Neutral coloured carpet, exposed beams and trusses, radiator, two velux windows, stairs to ground floor

#### Bedroom One



Neutral coloured carpet, exposed beams and trusses, radiator, timber framed double glazed window to side, velux window, en-suite, fitted storage cupboards.

#### En-Suite Shower Room



Tiled floor, toilet, wash basin, shower cubicle, heated towel rail, velux window.

## Bedroom Two



Neutral coloured carpet, exposed beams and truss, radiator, dual aspect with two double glazed windows to back and side.

## Bedroom Three



Neutral coloured carpet, exposed beams and truss, radiator, storage cupboard, timber framed double glazed window to back

## Bedroom Four



Neutral coloured carpet, exposed beams and truss, radiator, timber framed double glazed window to side.

## Bathroom



Tiled floor, exposed beams and trusses, corner bath with hand shower, toilet, wash basin, two heated towel rails, velux window.

## Front



Gravel drive with cobbled parking area, established bed, entrance to kitchen via split stable door, large feature barn window and door with storm porch leading to entrance hall.

## Carport 23'7" x 13'5" (7.21 x 4.11)



Concrete flooring, single glazed windows, cupboard and worktop with single stainless sink, light and power.

## Store 13'6" x 10'5" (4.12 x 3.18)

Concrete floor, single glazed window, door to side, light and power, door to car port.

## Rear Garden



Immaculately presented landscaped rear garden featuring tiered beds, steps leading to lawns, split level Indian sandstone patio, dry stone wall and hedge boundaries.

### 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, a non refundable onboarding fee of £25.00 (inc. VAT) per person 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>

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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

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### FLOOR PLANS

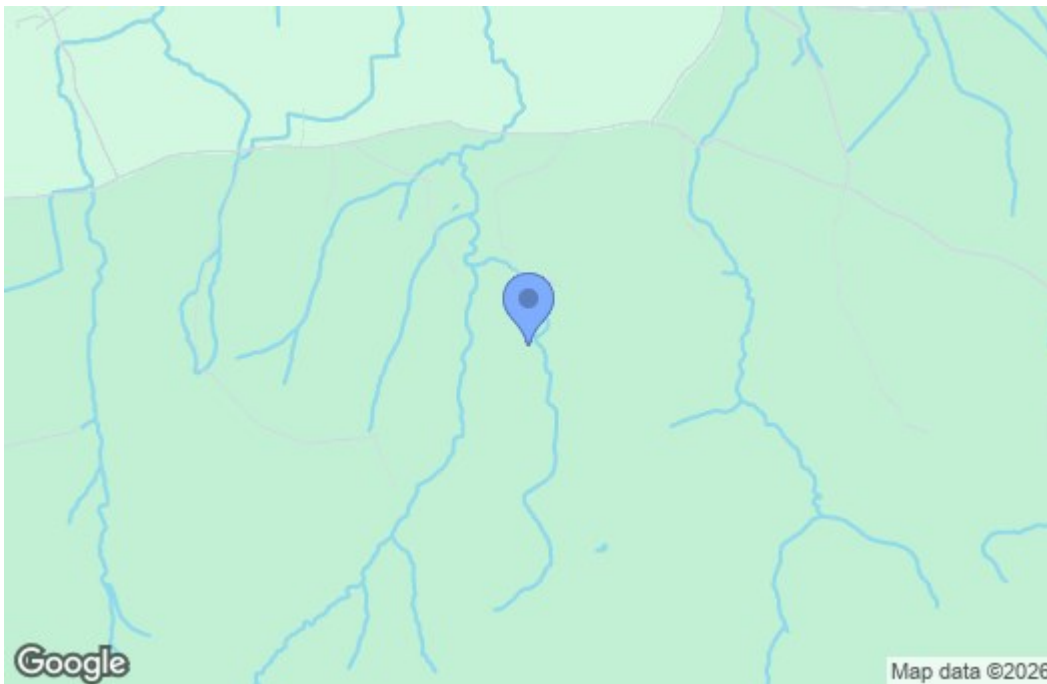
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

# Floor Plan



Total area: approx. 231.4 sq. metres (2490.6 sq. feet)  
Crow Trees Barn, Mewith

# Area Map



# Energy Efficiency Graph

