FISHER HOPPER
ESTATE AGENTS

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2 Higher Stockbridge Barn, Tatham, LA2 8PS

Offers Over £500,000

A beautifully converted barn set in an elevated position, 2 Higher Stockbridge Barn enjoys breathtaking panoramic views of the Yorkshire peaks and the Lake District. Offering bright, spacious open-plan living with striking feature windows and seamless access to the garden, the home perfectly blends character with modern comfort. Upstairs, light-filled bedrooms include a stunning principal suite with balcony, ideal for soaking in the peaceful surroundings. With a generous garden, private patio, and parking, this is a truly exceptional countryside home combining tranquillity with convenience.

Property Description

Nestled on an elevated plot and enjoying panoramic views of the Yorkshire peaks and the distant Lake District fells, 2 Higher Stockbridge Barn is a stunning barn conversion accessed via a shared drive, offering spacious accommodation, a generous garden, private patio, and parking for three vehicles.

Upon entering, you are welcomed into a bright and spacious entrance hall, filled with natural light and offering an immediate sense of space.

This leads into an impressive open-plan kitchen and dining area with a multi-fuel stove, where a striking feature window and bi-fold doors frame views of the garden and surrounding countryside. The kitchen is complemented by a useful utility room, while the dining area flows through to a well-proportioned sitting room, ideal for both everyday living and entertaining. To complete the ground floor, there is a versatile bedroom with access to a Jack & Jill shower room.

On the first floor, the landing is flooded with natural light from skylight windows, which also capture the same far-reaching rural views.

The main bedroom is a generous and inviting space, featuring a large fitted wardrobe with sliding glass doors and access to a balcony via French doors—perfect for taking in the peaceful setting. There is also a family bathroom, a small double bedroom, and a thoughtfully designed single bedroom with built-in bed and furniture.

Externally, the property benefits from a gravelled parking area and a sizeable garden, all set within gently rolling countryside, yet conveniently located just a short drive from local shops and amenities.

A truly special home that must be viewed to be fully appreciated.

Location

2 Higher Stockbridge Barn is situated in Lancashire, near the North Yorkshire border, within the picturesque Forest of Bowland National Landscape, an undiscovered gem, with its mix of rolling countryside and stunning moorland. High Bentham—just a 5-minute drive away—is a thriving market town with shops, pubs, a Post Office, GP surgery, and a train station with connections to Leeds and Lancaster. The A65 provides easy access to Settle, Kirkby Lonsdale, Skipton, and the M6 at Lancaster is reachable in 20 minutes.

Local schooling includes Tatham Fells CE and Bentham Community Primary Schools, with secondary options at Settle College, QES Kirkby Lonsdale, and Lancaster Royal Grammar, plus independent schools such as Giggleswick and Casterton Preparatory. The property also offers easy access to the Yorkshire Dales, Lake District, and Morecambe Bay, perfect for scenic day trips.

Property Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: D
Services: Mains electricity. Private water supply via shared borehole. Private drainage via waste treatment plant. Oil-fired central heating.
Shared drive
Broadband: Speeds available up to 1000 Mbps

Ground Floor

Entrance Porch

Machined wood flooring, column radiator, internal window to bathroom with blue stained glass, exposed beams, timber framed double glazed windows and UPVC door with double glazed glass panels.

Study/Bedroom Four

Wood laminate flooring, column radiator, exposed beams and lintel, door to shower room, timber framed double glazed window.

Jack & Jill Shower Room

Tiled flooring, column radiator, wash basin with vanity unit underneath, toilet, walk-in shower, exposed beams and lintel, extractor fan, door to

bedroom four and entrance porch, timber framed double glazed window.

Rear Entrance Porch

Machined wood flooring, exposed beam and stone walls, feature roof window to first floor, double glazed bifold doors to patio.

Kitchen/Diner

Kitchen Area

Machined wood flooring, fireplace with slate hearth housing multi-fuel stove, range of wall and base units with complementary solid wood worktops, single drainer sink, gas range cooker with extractor hood over, integrated dishwasher, space for American style fridge/freezer, fitted shelving, exposed beam.

Dining Area

Fitted carpet, 1 column radiator, 1 vertical radiator, exposed stone opening to rear porch, staircase up to first floor.

Utility Room

Machined wood flooring, 1.5 drainer sink with cupboard underneath, fitted shelving, plumbing for washing machine and dryer, exposed stone lintel.

Sitting Room

Fitted carpet, column radiator, fireplace, wall lights, timber framed double glazed window to front and rear aspect.

First Floor

Landing

Fitted carpet, column radiator, glass balustrade, internal windows to shower room, double glazed feature roof window with fantastic countryside views.

Bedroom One

Large double room with fitted carpet, column radiator, under eaves fitted wardrobe with sliding doors, fitted cupboards, Velux window, timber framed French doors to balcony with views towards Ingleborough and The Yorkshire Dales

Bedroom Two

Small double room with fitted carpet, column radiator, Velux window.

Bedroom Three

Single room with fitted carpet, electric underfloor heating, fitted bed and dressing table, Velux window.

Bathroom

Tiled flooring, heated towel rail, wash basin with vanity unit underneath, toilet, Jacuzzi bath with hand shower, extractor fan, internal blue stained glass window to entrance porch, Velux window.

Front

Stone wall enclosed patio, wood store, access to rear garden.

Rear

Stone wall enclosed patio seating area with large awning, gas fire pit, leading to large lawn, paved area with shed.

Parking

Gravelled parking area for 3 cars.

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.

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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Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

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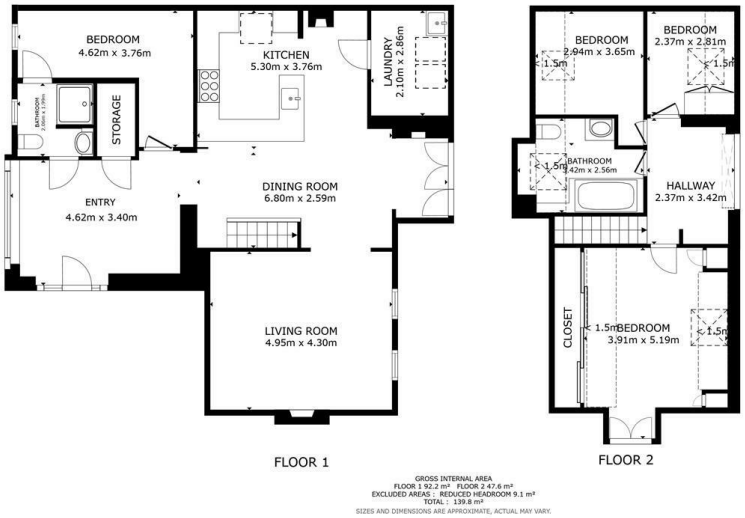
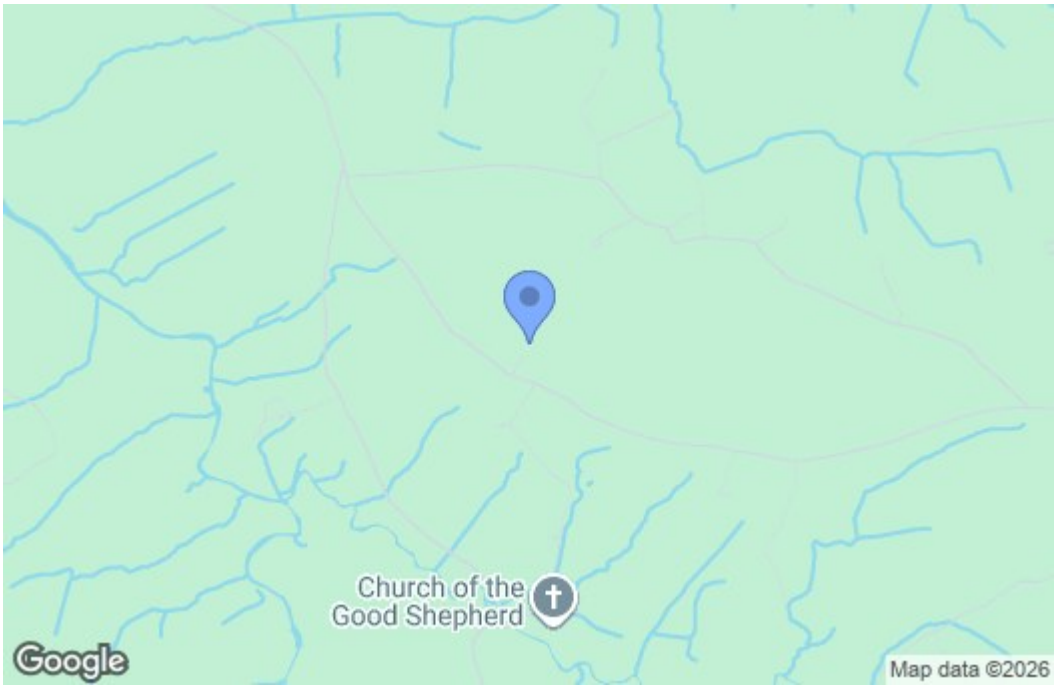
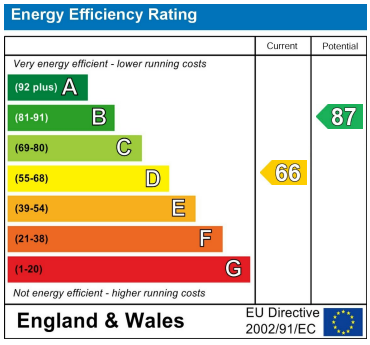
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph