



Dale House Barn  
Tewitfield | Lancashire | LA6 1JH

# DALE HOUSE BARN

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## Welcome to Dale House Barn, Tewitfield, Lancaster, LA6 1JH

Dale House Barn offers a great balance of house and gardens, outbuildings and land. This is super choice for those seeking a country lifestyle with the opportunity to have a few acres (the paddocks account for c 2.95 acres) of the total plot of c 3.35 acres) supported by a range of traditional outbuildings and stables. There's also the possibility of adding value to your investment; the outbuildings offer conversion potential to either extend the present living accommodation, create secondary ancillary living quarters or a dedicated work space or even create letting accommodation to enable you to derive an income from home. All in all, there's excellent potential to tailor make the property to your own requirements and add value.

Converted in 1981 the barn has made a well-proportioned residence, it is attractively presented and makes a welcoming family home. The lovely living kitchen offers space to cook, eat and relax. There's a generous sitting room and a large home office. Downstairs there is also a cloakroom, a play/games room and a connecting door to the double garage above which is a room which offers scope for upgrading. To the first floor, off a really rather roomy gallery landing, the principle bedroom has an ensuite bathroom and there are three further double bedrooms and a house shower room. Outside the parking provision is extensive and there is a private and enclosed rear garden.

Attached to the house are two outbuildings, a former stable (with the original dividing stalls) and a multipurpose outbuilding. A detached stone-built outbuilding contains two further loose boxes with a lean-to wood store/third stable attached. The land adjoins the garden so that a watchful eye may be kept on grazing stock.

In terms of investment potential, Dale House Barn packs a strong punch giving the opportunity to create a property to suit your own individual lifestyle as well as add value.

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“ When we came to Dale House Barn we were looking for an opportunity to embrace a more rural lifestyle. There's farming in the family so this was an opportunity to be hands on ourselves. We have chickens and sheep; the kids have had a blast with the outside space and lambing time has proved to be a magical experience, hard work, but absolutely worth every moment.

Events are taking us away, but our plan was to create holiday letting units in the outbuildings, even above the garage. We could envisage a shower block in the former stables. There's certainly investment and income potential here. The location is ideal for this type of use as there is so much to see and do locally. The Lake District and Yorkshire Dales are both within easy reach for a day out and there are the lovely coastlines at Silverdale and Arnsdale as well as the promenades at Morecambe and Grange.





## Location

The scattered hamlet of Tewitfield lies between Borwick and Carnforth, close to Lancashire's boundary with Cumbria. Situated along the A6070 it benefits from excellent accessibility; being almost midway between Lancaster and Kendal it is also eminently convenient for hopping onto the motorway at either J35 or J36 depending on the direction of your travel. Tewitfield is furthermore a great location if you need to access the rail network with any degree of regularity as there are main West Coast line stations at both Lancaster and Oxenholme (near Kendal) which are both easy to reach with a branch line station at nearby Carnforth.

The village of Burton in Kendal lies 2.2 miles to the north and has a Post Office with general store, pub, primary school and village hall. For everyday needs Carnforth (2.5 miles distant) offers a wider provision of local services with a choice of supermarkets (Booths, Aldi, Tesco and Co-op), doctors, dentists and veterinary surgeries and a busy high street of largely independent shops. The Cumbrian market town of Kirkby Lonsdale is under 10 miles away and makes for a delightful day trip with a bustling main street which is home to bespoke shops and a great choice of places to go for food and drinks.

Midway between the National Parks of the Lake District and Yorkshire Dales this is a choice location if you enjoy ready access to the hills and the dales. With a drive of just over 22 miles you can be in the heart of the Lakes and on the shores of Lake Windermere. Further walking and outdoor pursuits are to be found in the nearby AONBs of Silverdale and Arnsdale which offers some stunning coastal scenery and the remote and peaceful moorland landscape of the Forest of Bowland. If you like to stay connected then this is a central location that will give you access to a whole host of things to see and do.

“ When we first viewed the property, apart from the land and potential, the great convenience of the location was a big plus point and it's really worked for us as a family. From here we are easily onto the motorway either north or south bound, the station in Carnforth is handy and the buses stop on the road not far from the drive entrance; as the children have become more independent, this has been brilliant.

Burton in Kendal has a village shop and Post Office which is really handy and Carnforth has everything you could need on a daily basis including a choice of four supermarkets.











## Step inside

The house offers extensive accommodation with 2,603 sq. ft. of living space which excludes the outbuildings, garage and stables.

Attractively presented, it's ready to move straight into and has a welcoming feel. Set under a slated open porch, solid double doors make a striking first impression and open to a vestibule with a hard wearing and practical stone flagged floor, just the thing for life in the country. Stepping through and into the staircase hall, much of the internal joinery has been painted a restful soft grey green and harmoniously tones with the wooden ceiling beams. Other characterful features scattered around the house include exposed stonework, window seats and lovely deep cills. Off the hall is a cloakroom with loo and wash basin, a useful deep storage cupboard and plumbing for the washing machine.

The sitting room is inviting, especially with the Town and Country Dalby Eco wood burning stove. Generous in size there are views to both the front and back gardens with French windows leading out to the westerly facing flagged seating terrace. The office must be a lovely place to work as there is a view straight out to the garden.

A sociable living kitchen is the sort of room most frequently requested by buyers, what makes this one particularly special is that the seating area is two steps up at a slightly higher level and is partially separated by a balustrade. The arrangement works well for family life and is also super if you are entertaining. The kitchen cabinets have classic cream shaker style doors and extend into a peninsular unit with a breakfast bar perfect for a quick bite to eat or for perching and chatting to the cook. There's a royal blue Rangemaster cooker and an integral dishwasher. Off the living kitchen is a versatile room, we've called it a play or games room but it's also been a gym; it's a true 'anything' room. Sliding doors lead out to the rear flagged terrace and there's a window opposite looking out to the field.

Attached to the house and with a door from the kitchen is the double garage. If you like to tinker with vehicles then the inspection pit will appeal, there are two electric operated doors and a wooden staircase leading to the first-floor room – another space with a multitude of options for upgrading or conversion. With a ceiling open to the roof space there are exposed roof timbers and a view of the front garden.

The bedroom accommodation is all on the first floor, off a lovely large landing is a traditional airing cupboard providing super storage. The principle bedroom has westerly views over the back garden to the fields beyond and two built in wardrobes. The ensuite bathroom has been stylishly refitted and has a free-standing slipper bath, separate shower cubicle for when time doesn't permit a leisurely soak, a contemporary floating vanity unit with oval wash basin and a loo. Looking out to the leafy canopy of the trees in the front garden, it's an indulgent and relaxing space, perfect for unwinding at the end of the day. There are three further double bedrooms which share the house shower room, again, benefitting from a stylish makeover there is a large shower cubicle, wash basin and loo. All in all, a comfortable and attractive family home.



*The rooms are all a really good size and there's scope to change things around with the attached playroom, garage and outbuildings. At one point we'd thought that the garage and room above would make an ideal cottage for a dependent relative.*

*The sitting room is so cosy in winter with the log burner going and in summer the French windows open onto the terrace. At Christmas we were spoilt for choice as to where to put the tree and so had three; one in the sitting room, one in the snug and one on the landing which looks so festive from outside arriving home on a dark December afternoon.*

*It's been a great house for having friends and family over. There's lots of space both inside and out depending on the time of year. The kitchen, in particular, really lends itself to a party.*











### Step outside

The garden and grounds provide an adventure playground for children and adults alike and will doubtless offer greater appeal than the house for some buyers – the front garden is set up for extensive parking so cars, vans, campers and boats can all be accommodated. It's walled to the road with a mighty sycamore tree at the entrance, the lawn hosts a mass of snowdrops in early spring to herald the changing seasons.

The front of the house faces almost due east so the sun streams into the kitchen at breakfast time. By the afternoon and evening the back of the house and the main garden is bathed in sunlight with the last slithers of the day's rays casting a warm glow on the seating terrace making it the ideal setting for a glass of something chilled or a late afternoon barbecue.

The provision of traditional outbuildings will be a complete advantage if you are thinking of keeping horses or stock. Attached to the garage is a single storey lean-to, with power and light. A former stable is also part of the main structure with the original stalls and feeders still in situ, one of these now houses the oil tank. If some sort of pods or camping was envisaged, this building would make an interesting shower block (subject to planning).

At the back of these two buildings is a concrete turn out yard which has access both into the field and back garden. A further detached stone building provides two generous loose boxes and a lean-to at the far end is either a third stable or a great wood store or workshop.

The paddocks are level and have been refenced in the last few years. They offer c 2.95 acres, which when combined with the gardens makes a total acreage of c 3.35. The vendors have a flock of sheep and enjoy the fresh eggs from their hens.

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“ *The seating area is incredibly private and gets the last sun of the day; we set out our garden furniture here making it perfect for eating outside and barbecues when the weather is warmer.* ”

*We enjoy watching the visiting wildlife in the garden, there are so many different varieties of birds as well as squirrels and after dark we can hear owls calling.*

*Spring is lovely here, the garden flourishes, it's lovely to see it all come to life and of course we have the lambs as well. The garden has been brilliant for the children, a good size and level too for ball games, one summer we set up a free-standing swimming pool which was great fun.*



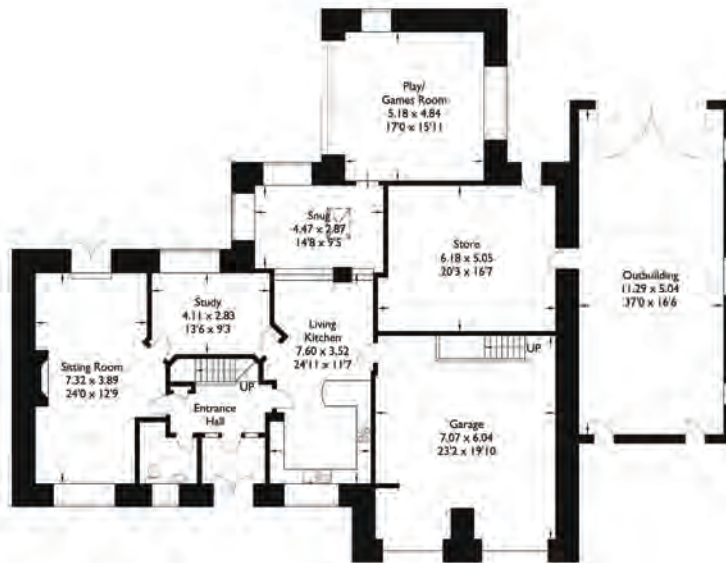




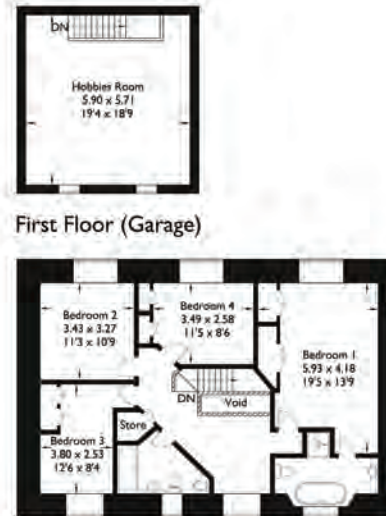


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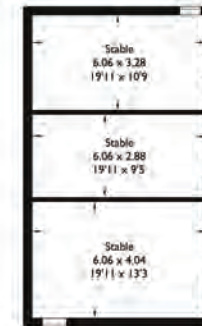
Approximate Gross Internal Area : 241.90 sq m / 2603.79 sq ft  
 Outbuilding / Store : 86.98 sq m / 936.24 sq ft  
 Stables : 63.63 sq m / 684.90 sq ft  
 Garage : 44.14 sq m / 475.11 sq ft  
 Total : 436.65 sq m / 4700.06 sq ft



Ground Floor

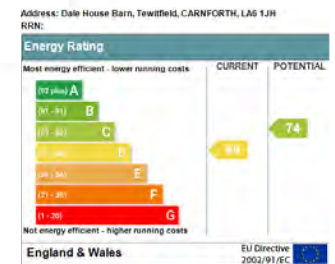


First Floor



Stables

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 12.01.2024



# FURTHER INFORMATION

## *On the road*

M6 J35	2.1 miles
M6 J36	5.8 miles
Oxenholme (railway station)	14.3 miles
Kendal	13.6 miles
Lancaster	9.3 miles
Manchester	62.1 miles
Manchester airport	69.3 miles
Liverpool airport	74.8 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Services*

Mains electricity and water. Oil fired central heating from a Worcester boiler in the garage.  
Drainage to a private treatment plant located in the front garden. Security alarm.

## *Rail Journeys*



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details. There is also a station in Carnforth which offers services to Barrow, Carlisle, Leeds, Manchester and Manchester Airport.

## *Restrictions*

A restriction in the deeds prohibits caravans on the field. The adjoining property, Dale House, is Grade II Listed and Dale House Barn is therefore classed as being "within the curtilage of a listed building" for planning purposes.

### **Please note**

The septic tank for Dale House is in the front garden of Dale House Barn.

## *Broadband and mobile*

Superfast speed available of 60 Mbps download and for uploading 14 Mbps via Openreach.

Indoor: EE, Three, O2 and Vodaphone for both Voice and Data

Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom

## *Directions*

what3words: ///changing.imply.payout

Use Sat Nav **LA6 1JH** with reference to the directions below:

Dale House Barn is extremely accessible and easy to find from either J35 or J36 of the M6 motorway. Travelling up from the south, leave the motorway and head north taking the A6/A6070 towards Burton in Kendal. After passing Twin Lakes Country Club and the turning for Dale Grove both on the left, Dale House and Dale House Barn have the next entrance on the left, bear immediately right for Dale House Barn into the vast parking area in front of the house.

## Things to do

### Local leisure activities

Gym and swimming pool at Pure Leisure (less than a mile away)  
Open water swimming and diving centre at Jackdaw Quarry, Capernwray  
Tennis court and bowling green at Burton in Kendal as well as a MUGA pitch (multi-use games area)  
RSPB Leighton Moss  
Nature Reserves at Warton Crag and Gait Barrows  
Sizergh Castle (National Trust), Levens Hall and Leighton Hall  
Golf courses at Silverdale, Kirkby Lonsdale, Morecambe, Kendal and Lancaster  
Greenlands Farm Village (within walking distance)

### Places to eat

The Longlands Inn, Tewitfield (within walking distance)  
The Wheatsheaf, Beetham  
Old School Brewery, Warton  
The Plough, Lupton  
Levens Kitchen and the Hare and Hounds, both at Levens  
The Sun Inn, The Royal Hotel, Avanti and No. 9, all in Kirkby Lonsdale

### Great walks nearby

Along Lancaster Canal into Lancaster or to The Longlands Inn  
There is a choice of lovely walks including up Farleton Knott, into Hying Woods and over towards Capernwray  
Involving a drive, but well worth it, there are Yorkshire's famous Three Peaks (Ingleborough, Whernside and Pen-y-ghent) to conquer and Wainwright's 214 Lakeland fells to explore as well as coastal walks along the promenades at Morecambe and Grange over Sands and in the Arnside and Silverdale AONB.

## Schools

### Primary

Schools in Burton in Kendal, Holme, Over Kellet, Nether Kellet, Beetham, Carnforth and Kirkby Lonsdale

### Secondary

Queen Elizabeth School and QESudio, Kirkby Lonsdale  
Carnforth High School  
Dallam School (Milnthorpe)  
Several in Lancaster including Lancaster Royal Grammar Schools (boys and girls) and Ripley St Thomas CoE Academy

### Further Education

Lancaster University  
University of Cumbria (Lancaster campus)  
Lancaster and Morecambe College  
Kendal College

### *Included in the sale*

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described.  
Available by way of further negotiation are the washing machine and fridge freezer.

*Guide price* £ 6 4 6 , 5 0 0

Lancaster City Council Council tax band - G

Tenure - Freehold



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0)1524 380560  
sales@fineandcountry-lakes.co.uk  
19, Castle Hill, Lancaster, Lancashire, LA1 1YN

