



PROPERTY

Part of the Ulverston Auction Mart Group

Barn Owls,
Fiddler Hall Farm,
Newby Bridge
LA12 8NQ

Guide £730,000

Description

Set in a peaceful, rural location within the Lake District National Park, Barn Owls is a charming, former working barn that has been in the same ownership for over 40 years.

Having being converted in 1980, Barn Owls has three bedrooms and a generous living space with an open plan kitchen, living/ dining area and an impressive lounge with an open fire -place. The original character beams are a key theme throughout and give the property a rustic and characterful feel.

There are large grounds to the immediate vicinity with mature landscaped gardens and a sweeping patio area.

Also included with the sale, is 5.78 acres of pasture and meadowland situated to the southern aspect.

Having easy access to the A590 and Oxenholme Train Station, this property is ideally situated for travel to nationwide destinations and sightseeing in the Lake District. We highly advise viewing this property to truly appreciate its appeal.





The accommodation briefly comprises;

Rear Porch; with an external rear door, inner hall with a double-glazed wooden window and doors to the Pantry; with shelves and a frosted double glazed wooden window and internal door to:

Open Plan Kitchen/ Living/ Dining Area; an impressive reception room with original wooden ceiling beams. Having a stone fireplace and hearth in the living area. Wooden base units with work surfaces over and a stainless-steel sink and drainage unit. Space for washing machine and oven. Tiled windowsills. There are six double glazed wooden windows in the room to the front and side elevations. Radiator, laminate flooring and door to:

Inner Hallway; with original ceiling beams, front entrance door, two radiators, loft hatch and a double-glazed wooden window overlooking the rear aspect and doors to:

Bathroom; a fully tiled room with a white bath, pedestal sink, Mira shower. Radiator, frosted double glazed window, Airing Cupboard with a hot water tank, shelves and wall fan.

Separate W/C; with sink and frosted double glazed wooden window.

Master Bedroom; with a pleasant dual aspect with original ceilings beams on the ceiling and above the windows, radiator and a boarded loft above.

Bedroom Two; with a wooden double-glazed window overlooking the front. Radiator.

Bedroom Three; wooden double-glazed window overlooking the rear with pleasant views and a radiator.

Lounge; a large impressive room with original ceiling beams, two radiators, four wooden double-glazed windows, stone fronted fireplace and wooden beam hearth with a stone mantle. The room has lots of potential with lovely views over the rear garden and countryside.



Outside; the property is approached over a private, sweeping driveway that leads to a large parking and turning area for vehicles. To the front, there are established landscaped gardens that are interspersed with a selection of mature plants and shrubs. To the rear, there is a patio seating area and lots of open space with a stone walled border and presents an ideal opportunity to extend, subject to obtaining the necessary planning permissions.

Situated underneath the barn, are two storage rooms, one being a former shippon, that are ideal for the storage of gardening and hobby equipment.

The location of the property is very peaceful and idyllic, with open views over the surrounding Fells and countryside. Included with the sale, is 5.78 acres of meadow and pastureland. Situated in the closest parcel to the house is a former barn, which is now in need of redevelopment but has mains electricity and water.

‘Barn Owls’ is a delightful home in a desirable location and would make the ideal rural retreat yet still being in close proximity to local towns and transport hubs.



Tenure:

Freehold.

Wayleaves/Easement:

The property and land is sold subject to, and with the benefit of, all rights of way, whether public or private, any existing or proposed wayleaves, easements or quasi easements, whether referred to within these particulars or not. Right of way over property to access Lot 2 of land being sold.

Services:

The property is connected to mains Electricity and Water with private Septic tank drainage, last emptied over 40 years ago. Oil Fired Central heating.

Environmental Schemes/ Grants

We have been advised that there are currently no Environmental Schemes or grants on the property at the present time.

Shooting Rights to be included in the sale of the land.

Local Authority:

Westmorland and Furness District Council

Council Tax:

Band F

Occupancy Restriction/ Condition

The property to be occupied by anyone who is employed or last employed in a trade or business within the County of Cumbria, including immediate family and any dependants of such a person, or the widow or widower of such a person.

Health and Safety

Viewers should bear in mind the risk associated with land and property, as well as any livestock or wildlife that may be present at time of viewing.

We recommend all viewers wear appropriate clothing and footwear to minimise the risks associated with viewing land and property.

Sale Plans

The plans have been prepared by the Agents for the prospective purchasers and are for identification purposes only and are not to scale. They are considered to be correct, but any error or misstatement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

Particulars

Particulars written June 2025 Photographs taken June 2025.



Location:

'Barn Owls' is situated within the Lake District National Park to the south-east of Newby Bridge, nestled away down a peaceful countryside lane with exceptional views of the surrounding Fells.

Inspections:

By appointment only with the selling agent, UAM Property.

Directions:

From Ulverston, take the A590 in the direction of Kendal. Continue past Newby Bridge and take the second exit at the roundabout. Continue past the petrol station on your right-hand side and then take the second turning on your right. Travel along this road for a short distance and take the first turn on your right. Stay on this road until you reach a fork at the bottom and take the left turn, where 'Barn Owls' can be found, as marked by our For Sale board.



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Site Plan



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	27 F	
1-20	G		

Location Plan





MISREPRESENTATION ACT 1967 (NOTICE)

These particulars do not constitute any part of, an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Vendors and Agents. No statements contained in these Particulars are to be relied on as Statements or representations of fact. Intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the Statements contained in these Particulars. The Vendors do not make or give, and neither Messrs Harrison Coward nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this Property. The Property is offered subject to Contract and to remaining unsold.

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