

Whinney Haw Barns, Firbank, Sedbergh LA10 5EN

Offers Over £595,000



Whinney Haw Barns, Firbank, Sedbergh LA10 5EN

Offers Over £595,000

5 Bedrooms

3 Bathrooms

- Character barn conversion offering generous accommodation over three floors.
- Situated in an elevated position with stunning views across the Cumbrian Fells and Howgills.
- Offering good sized gardens and garaging.
- Located within easy reach of Sedbergh, the Yorkshire Dales and M6 road network.
- Within the catchment for excellent local schooling.





Set in a hamlet of just 5 properties, Whinney Haw Barn is a beautifully presented 5-bedroom barn conversion with versatile accommodation arranged over three floors. The property was sympathetically converted in 2006 and has undergone subsequent upgrades to provide generous living accommodation, offering both the character and charm of a converted barn.

Occupying an elevated position within the Yorkshire Dales National Park, the property enjoys breath taking and far reaching views across rolling countryside towards the Howgill Fells and beyond. This peaceful rural setting offers the perfect balance of privacy and accessibility. Situated just a short drive from the sought-after Book Town of Sedbergh, all amenities required for everyday use are on hand. For those looking to travel further afield, Junction 37 of the M6 is approximately 5 minutes drive away. Set within the Yorkshire Dales National Park, there is some stunning scenery to be enjoyed from the doorstep, and the property is ideal for those with outdoor interests. For the family market, the property sits in the catchment of excellent local schooling, both primary and secondary, including the highly renowned Sedbergh School.





Approached through the gardens, a welcoming entrance hall sits at the centre of the home and provides access to three well-proportioned bedrooms, one being an ensuite, on the ground floor. This makes it an ideal level for guests, older family members, or those seeking flexible living arrangements. The ground floor accommodation is complemented by a shower room and separate utility area, giving access to the rear.



The first floor is dedicated to living space, making the most of the natural light and spectacular rural views. A stunning kitchen / dining space expands to over 19ft and forms the heart of the home. Being an "L" shaped space, this provides ample storage and cooking area, as well as being a social space for entertaining and family time. With two access points, this has an excellent flow from the central landing area.







A spacious lounge, set around a feature wood burning stove, provides a great space for relaxation. With large windows framing the surrounding landscape, and access to the Juliet balcony, this is a great space for everyday living.

The accommodation continues to the second floor, where there is a principal bedroom suite, complete with extensive fitted wardrobes and an ensuite bathroom comprising WC, wash hand basin, bath and large walk in shower. There is a further double bedroom which shares the ensuite bathroom facilities as a Jack and Jill bathroom, providing additional bedroom accommodation, or could be used as a home office.







Outside, the property forms part of the attractive barn conversion development within the rural parish of Firbank. The elevated setting of the property provides uninterrupted views over the Lune Valley and Howgill Fells, creating an ever-changing backdrop throughout the seasons. The gardens are predominantly laid to lawn, with flowering borders and mature shrubbery offering a generous level of privacy. A central stone path conveniently leads from the parking area to the front entrance. Beyond, there is a garage building, which benefits from a useful mezzanine level for additional storage. In front of the garage, can be found additional parking, complementing the property.

Enjoying a corner plot, the property has a larger than average garden, which is ideal as a family residence or for those looking for a quiet peaceful setting with stunning views. Whether it is access, location or space that you are looking for, this property has it all.

General Remarks

Services : Mains electricity, private water supply fed by a bore hole which is shared between 3 properties, oil fired central heating, the cooker is connected to Calor gas. Drainage is via a septic tank, shared with the neighbouring properties. The tank is located within the boundaries of the subject property. The property also has photovoltaic solar panels on the garage roof, together with battery.

Please note : Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking : At garden boundaries and in front of the garage.

Construction Type : End terrace, stone under slate roof construction.

Local Authority : Westmorland and Furness Council **Council Tax :** Band F

Restrictive Covenants : Please note, the property Title contains Restrictive Covenants which are available from the selling agent.

Conservation Area: The property is located within the Yorkshire Dales National Park.

Listed Building : No

Broadband : B4RN available and connected.

Footpaths, bridleways : We are not aware of any footpaths or bridleways affecting the property.

Flooding : According to the Environment Agency website the property sits in Flood Zone 1.

Planning Consents affecting the property : None so far as we are aware.

Management Charges : A quarterly management charge is payable, covering the shared running and maintenance costs of the communal services, including the borehole electricity supply, servicing and emptying of the septic tank, together with a contribution to a contingency fund. The amount may vary depending on any agreed maintenance or repair works between the three properties.

Easements, Wayleaves and Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. Please note, the property has a Right of Way over the access leading to the property. The property is also subject to Rights of Way and Rights of Access in favour of the neighbouring properties to gain access to the private drainage system.

What3Words : ///humble.hammocks.handsets

Title & Tenure : Freehold with vacant possession upon completion. Please note that there is a management company in relation to the area's shared, including in front of the garage. A quarterly shared maintenance charge is payable between the three properties, covering the borehole electricity supply, septic tank servicing and emptying, together with a contribution to a contingency fund. Costs may vary depending on any agreed maintenance or repair works.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993.**

Money Laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

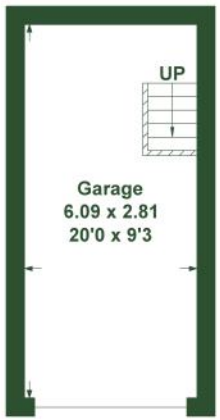
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

PHOTOS TAKEN APRIL 2026

Approximate Gross Internal Area : 177.19 sq m / 1907 sq ft
Garage : 33.38 sq m / 359 sq ft
Total : 210.57 sq m / 2266 sq ft

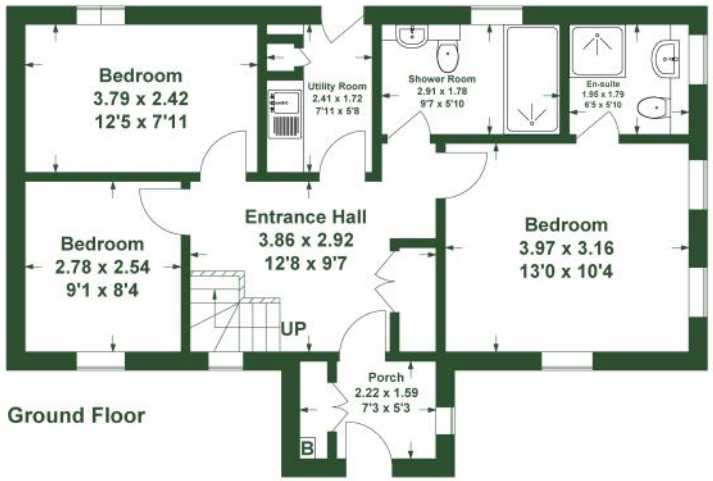
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



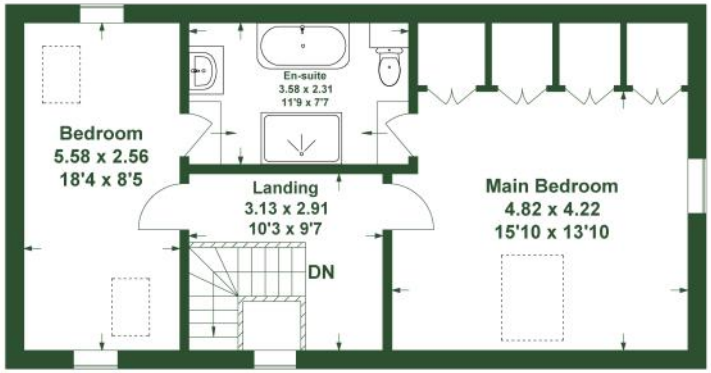
Garage



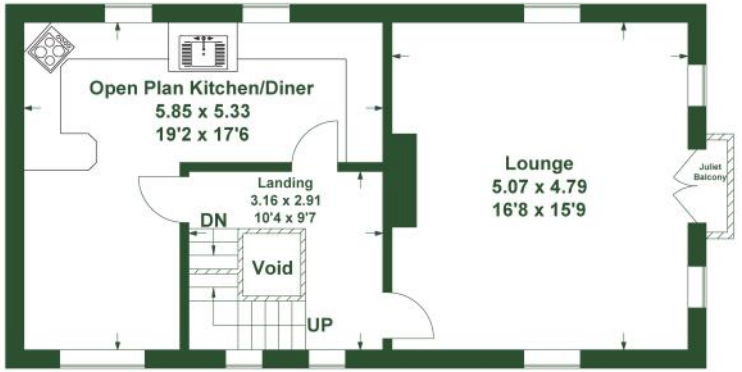
Garage Mezzanine



Ground Floor



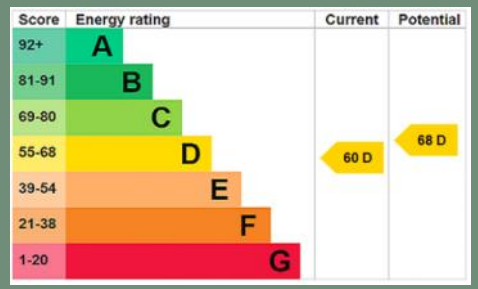
Second Floor



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.





North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!

Abarnett.co.uk