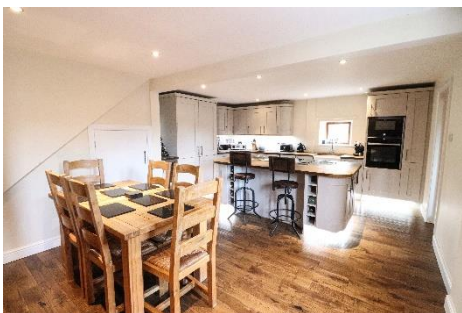


Cumbrian PROPERTIES

The Barley House, Brunstock, Carlisle



Price Region £280,000

EPC-E

Barn conversion | Quiet hamlet location
1 reception room | 4 bedrooms | 3 bathrooms
Driveway, garage, garden | Immaculately presented

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2/ THE BARLEY HOUSE, BRUNSTOCK, CARLISLE

An immaculately presented, four bedroom, Grade II listed barn conversion situated in a quiet courtyard setting of similar style properties in the popular hamlet of Brunstock to the north of Carlisle. The impressive accommodation, which benefits from quality fixtures and fittings throughout, is offered for sale in excellent decorative order throughout and briefly comprises entrance hall, lounge with log burner and feature window, 19' open plan living/dining/kitchen with integral appliances, utility and inner hall with bespoke staircase to the 23'5 bedroom with en-suite wet room (located above the garage). To the first floor there are three bedrooms, master en-suite shower room and family bathroom. Low maintenance garden and good size block paved driveway providing off-road parking for two vehicles.

The quiet hamlet of Brunstock provides easy access to the M6 motorway, Kingstown Retail Park and the A69 Carlisle to Newcastle road.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Solid wood door into entrance hall.

ENTRANCE HALL Staircase to the first floor, solid oak flooring, feature slit window, radiator, glazed oak door to the lounge and glazed oak French doors into the living/dining/kitchen.



ENTRANCE HALL

LOUNGE (21'8 x 14'9) "L" shaped lounge with feature fireplace housing a log burner, radiator, solid oak flooring, double glazed window to the front and feature floor to ceiling double glazed feature window.



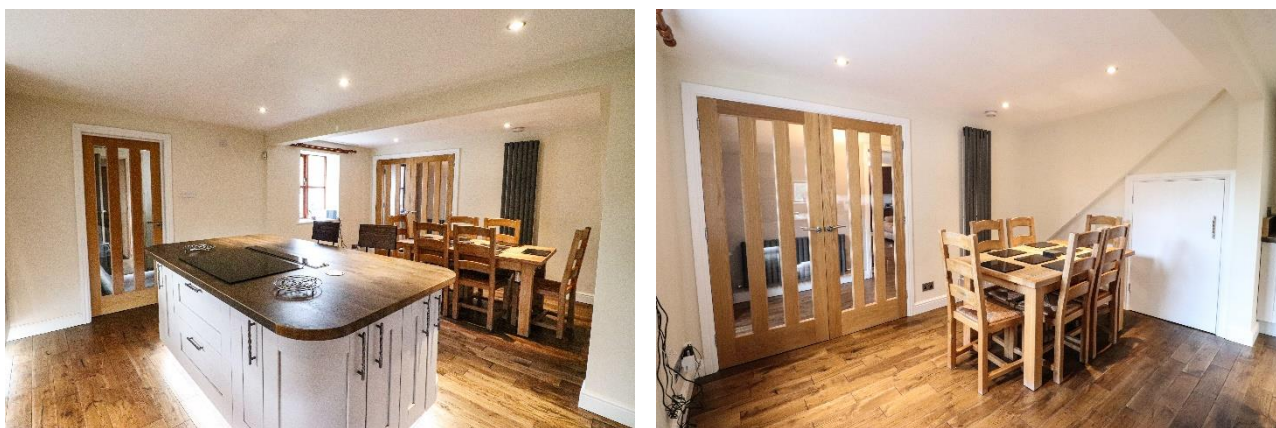
LOUNGE

3/ THE BARLEY HOUSE, BRUNSTOCK, CARLISLE

LIVING/DINING/KITCHEN (19' max x 15'8 max)

KITCHEN AREA A range of quality wall and base units with complementary oak worksurfaces incorporating a Belfast sink with mixer tap. Centre island incorporating breakfast bar . Five ring induction hob with pop-up Neff extractor, built-in eye level Neff electric oven with combination microwave above, integrated dishwasher, integrated full length fridge, integrated full length freezer and wine cooler. Under unit lighting, under plinth lighting, LED ceiling spotlights, solid oak flooring, two feature slit windows to the rear and double glazed wooden window to the side.

DINING AREA Double glazed window to the front, designer anthracite radiator, understairs storage area and glazed oak door to the utility.



LIVING / DINING / KITCHEN

UTILITY (8'4 x 4'9) Base unit with worksurface over incorporating a stainless steel sink unit with mixer tap. Plumbing for washing machine, built-in storage cupboard, double glazed wooden window to the front and door to inner hall.

INNER HALL Double glazed wooden door to the front, storage area, solid oak flooring and door to inner lobby.

INNER LOBBY Door to garage, storage cupboards, and a bespoke staircase leading to an impressive and the most recent addition to the property, a spacious bedroom with shower room, exposed beams and velux windows.

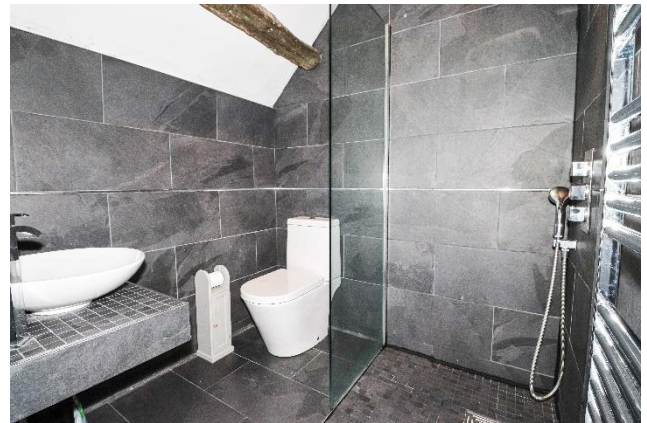
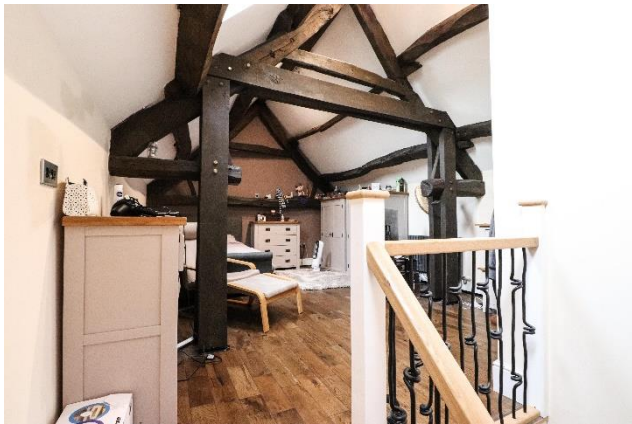
BEDROOM 4 (23'5 max x 13' max) Accessed via a bespoke staircase from the inner hall with part sloping ceiling, anthracite radiator, exposed cruck beams, solid oak flooring, three wooden double glazed Velux windows to the side and door to en-suite wet room.

EN-SUITE WET ROOM Shower and further shower hose attachment, WC and vanity unit wash hand basin. Fully tiled walls, tiled floor, chrome towel radiator, part sloping ceiling with exposed beams and spotlights.



STAIRCASE TO BEDROOM AND EN-SUITE

4/ THE BARLEY HOUSE, BRUNSTOCK, CARLISLE



BEDROOM AND EN-SUITE SHOWER ROOM

FIRST FLOOR LANDING Velux window to the rear, two slit windows, original exposed ceiling beams and radiator. Doors to bedrooms and bathroom.

BEDROOM 1 (16'8 x 8'6) Original beamed ceiling, two fitted wardrobes, double glazed window to the front, radiator and door to en-suite shower room.

EN-SUITE SHOWER ROOM Recently refurbished shower room comprising walk-in shower unit with rainfall shower head and shower hose attachment, WC and vanity unit wash hand basin with waterfall tap. Chrome towel rail radiator, fully tiled walls, LED ceiling spotlights and tiled flooring.



BEDROOM 1



EN-SUITE SHOWER ROOM

5/ THE BARLEY HOUSE, BRUNSTOCK, CARLISLE

BEDROOM 2 (15'3 x 12'8 max) Original beamed ceiling, radiator, double glazed window and double glazed feature window to the front.



BEDROOM 2

BEDROOM 3 (11'9 x 7'6) Radiator, original beamed ceiling, built-in wardrobe, feature slit window and Velux window to the rear.

FAMILY BATHROOM White three piece suite comprising corner shower unit, panelled bath, low level WC and pedestal wash hand basin. Ceiling spotlights, radiator and Velux window.



BEDROOM 3



BATHROOM

OUTSIDE Lawned front garden, gravelled area housing a variety of plants and shrubs, and a block paved driveway providing parking for two vehicles.

GARAGE Electric up and over door, power and light, oil tank, plumbing for washing machine and space for tumble dryer.

DIRECTIONS On entering Brunstock you will see a large pink farm house, go through the gateway next to this property into the courtyard. Barley House is situated in the right hand corner.

6/ THE BARLEY HOUSE, BRUNSTOCK, CARLISLE

COUNCIL TAX BAND We are informed the property is Tax Band D.

TENURE We are informed the tenure is Freehold.

SERVICES Mains water and electricity are connected. Oil fired central heating.
Septic tank.

VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale Street, Carlisle. Tel 01228 599940

