

# PFK

North Row Old Barn, Bassenthwaite, Keswick, Cumbria CA12 4RG

Guide Price: £795,000





## LOCATION

Situated in an idyllic setting with panoramic views close to Bassenthwaite village which has a primary school, public house and transport links to Keswick and Cockermouth. Bassenthwaite is within the World Heritage Site of the Lake District National Park and is close to the lake with its fishing and sailing facilities. Bassenthwaite lies equidistant some seven miles from both Keswick and Cockermouth with easy transport access via the A66.

## PROPERTY DESCRIPTION

North Row Old Barn is a family home of both style and substance; a spacious three/four bedroom barn conversion having been tastefully restored by the current owners, this wonderful property is on the edge of a rural village and enjoying incredible views towards the Lake District fells. The oak beamed ceilings to each room, wooden doors and complimented oak sills throughout are impressive along with the full length windows, doors and velux giving the property maximum light

The accommodation is well proportioned, seamlessly blends character charm and modern convenience, and briefly comprises entrance hall, living room with high beamed ceiling, statement fireplace incorporating a wood burning stove and galleried landings, modern light kitchen area being the heart of the home leading to a snug with patio doors, second living room - could be utilised as a fourth bedroom, laundry room, plant room, master bedroom with dressing area, bathroom and utility/boot room. To the first floor there are two double bedrooms both of which have en-suite shower rooms.

The external areas are no less impressive than the beautiful interior; a large plot provides ample off road parking, detached stone built, pitched roof garage, garden areas and patio areas ideal for sitting out al fresco, all enjoying far reaching panoramic views of the Lake District fells.

Local occupancy restrictions apply, please contact the office for more details.

## ACCOMMODATION

### Entrance Porch

1.97m x 0.84m (6' 6" x 2' 9") Exposed stone with steps to part glazed wooden doors that lead into the Living Room. This is the only room on the ground floor without under floor heating.

### Living Room

9.26m x 4.26m (30' 5" x 14' 0") A light open plan room with a feature fireplace to one wall with expose stone and a sandstone hearth housing the wood burning stove and the chimney leads up through the property, glazed full length windows to the front and rear, stairs to both sides of the Living Room which gives access to bedrooms, high vaulted ceiling with exposed beams and wooden flooring.

### Kitchen

4.04m x 5.89m (13' 3" x 19' 4") The heart of the home with quality country style base units incorporating Belfast sink with mixer tap, complementary granite worktop, two windows to the side elevation, vaulted ceiling with exposed beams, 4 Velux windows, double oven and induction hob with extractor over, Exposed stone wall with shelving, large corner larder store, integrated microwave, space for fridge freezer and dishwasher, slate floor and a step down to further living space.

### Snug

4.09m x 3.04m (13' 5" x 10' 0") Patio doors lead to a raised seated area with stunning views to Skiddaw and surrounding fells, exposed stone wall, window to side elevation and exposed wooden beams.

### Living Area/Bedroom 4

3.71m x 4.30m (12' 2" x 14' 1") Currently utilised as a second living room but would equally make a double bedroom, window to side elevation, paneled walls, window seat and built in bookshelves.

### Utility Room/Cloakroom

3.96m x 2.95m (13' 0" x 9' 8") Two windows to the front elevation, fitted base units and large wall unit, stainless steel sink and drainer with mixer tap, complementary worktop, tiled flooring, coat hook and wooden steps into the Living Room.

### Master Bedroom

4.10m x 4.22m (13' 5" x 13' 10") Window to side elevation providing stunning views towards the Lakeland Fells, window seat, exposed beams, further window to the rear elevation and steps down into dressing area.

### Dressing Area

2.17m x 2.53m (7' 1" x 8' 4") Dual aspect windows to the front and side elevations with fantastic fell views, wooden flooring and a loft hatch.

### Bathroom

1.84m x 1.87m (6' 0" x 6' 2") Fitted with three piece suits comprising bath with mixer tap and shower attachment, WC, vanity wash hand basin with light up mirror above, wooden shelving, wall mounted heated towel rail and tiled floor.

### Laundry Room

3.98m x 2.53m (13' 1" x 8' 4") Exposed stone wall, three Velux windows, tiled flooring, window to side elevation, plumbing for washing machine, wall mounted radiator and door into:

### Plant Room

2.61m x 2.42m (8' 7" x 7' 11") Houses the hot water cylinder, exposed stone, tiled flooring and external door to the side of the property.

## SANDSTONE STEPS FROM THE LIVING ROOM TO FIRST FLOOR

### Landing

2.09m x 1.01m (6' 10" x 3' 4") Velux window, wooden flooring and balustrade rails looking down to the Living Room.

### Bedroom 2

4.08m x 4.26m (13' 5" x 14' 0") A double room with window to side elevation proving extensive fell views, exposed beams and a radiator.

### Shower Room

1.85m x 1.45m (6' 1" x 4' 9") Fitted with a three piece suite comprising shower cubicle with mains powered shower and tiled walls, WC, vanity wash hand basin with tiled splashback, tiled flooring and a radiator.

## WOODEN STAIRS FROM THE LIVING ROOM TO FIRST FLOOR

### Bedroom 3

4.13m x 2.81m (13' 7" x 9' 3") A double bedroom with window to side elevation, exposed beams and a radiator.

### En-Suite

2.07m x 1.22m (6' 9" x 4' 0") Fitted with a three piece suite comprising shower cubicle with mains powered shower and tiled walls, WC, vanity wash hand basin with tiled splashback, velux window and tiled flooring.

## EXTERNALLY

### Gardens

The property sits in a large plot benefitting from stunning panoramic Fell Views, to the front of the property there is a raised patio area which is flagged and has a slate chipping borders, this provides a lovely seating area. The rest of the front is made up of gravel with a stone border leading to a lawned area with a mature hedge boundary.

The rear of the property is a decked area with a water feature, log store and a stone walled border.

### Parking

The property has ample off road parking.

### Garage

2.85m x 4.61m (9' 4" x 15' 1") stone built with a slate pitched roof providing excellent storage space.

## ADDITIONAL INFORMATION

### Tenure and EPC

Tenure is Freehold.  
EPC rating is C

### Local Occupancy Restriction

The restriction requires a purchaser to have had either worked in the locality defined for a minimum of 9 months or had their principle home within the locality for a minimum of three years. The locality includes Above Derwent, Bassenthwaite, Borrowdale, Buttermere, Caldbeck, Embleton, Keswick, Lorton, St Johns, Threlkeld, Underskiddaw, Wythop and those parts of the Parishes of Blindcrake, Ireby, Uldale and Lowestwater which lie within the administrative area of the Lake District National Park.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity and water. Drainage is via a shared Bio-Pure treatment plant situated on the neighbouring property. Underfloor heating to ground floor and oil central heating to first floor. Double glazing throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E


Viewing: Through our Keswick office, 017687 74546.

Directions: From PFK office, head out of Keswick towards the A66 via High Hill. Upon reaching Crosthwaite Road roundabout, take the second exit signposted Carlisle and continue on to the A591. Just before Castle Inn take the right hand turn signposted North Row, continue along this road where the property can be found on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		




**Approximate total area<sup>(1)</sup>**  
 2,286.28 ft<sup>2</sup>  
 212.40 m<sup>2</sup>

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**


**Floor 1 Building 1**



**Floor 0 Building 1**



**Floor 1 Building 2**



**Floor 0 Building 2**

