

PFK

Town Head Barn, Hayton, Aspatria CA7 2PD

Guide Price: £475,000





LOCATION

Situated in the centre of the attractive rural village of Hayton, convenient for the Solway coastline, yet only minutes away from the A596 providing easy access to the north of the Lake District National Park, the city of Carlisle and the M6 motorway.

PROPERTY DESCRIPTION

Town Head barn is an incredibly spacious, characterful five bedroom, three bathroom barn conversion, offering beautifully appointed, flexible, family sized accommodation within the quiet rural village of Hayton.

The accommodation is well presented with a light and airy feeling throughout and comprises to the ground floor: substantial reception room, large family dining kitchen, utility room, fifth double bedroom and en-suite wet room. To the first floor a galleried landing leads to a large open plan living area with French doors leading out to the balcony, master suite with en-suite bathroom and doors to the balcony, three further bedrooms and a family bathroom.

Externally the property sits within a large plot with off road parking for three to four cars and an integral double garage to the front, whilst to the rear is a large lawned garden enjoying complete privacy.

Being sold with no onward chain and ready to move straight into, you couldn't ask for more from a family home of this calibre!

GROUND FLOOR

Entrance Hallway

The property is accessed via a part glazed wooden door into the entrance hallway with stone-effect tiled flooring and stairs leading to galleried landing. Oak internal doors to all rooms.

Reception Room 2

4.84m x 6.22m (15' 11" x 20' 5") A light and airy dual aspect reception room with glazed double doors leading out to the rear garden. Points for TV, telephone and broadband. Wall lights.

Kitchen Diner

4.28m x 5.64m (14' 1" x 18' 6") maximum. A rear aspect room with glazed double doors leading out to the rear garden. The kitchen is fitted with a range of wall, base and display units in a contemporary grey finish with complementary black granite-effect work surfacing. 1.5 bowl stainless steel sink with drainer and mixer tap. Point for 5-burner electric range with stainless steel splashback and extractor chimney over. Integrated dishwasher. Matching island unit with storage. Space for a six to eight person dining table. Exposed wooden beams, tiled flooring, spotlighting and oak internal door leading to utility room.

Utility Room

2.17m x 2.13m (7' 1" x 7' 0") A rear aspect room with external door leading out to the rear garden. Fitted with wall and base units and work surfacing to match the kitchen. Plumbing for washing machine and tumble dryer. Tiled flooring.

Bedroom 5

3.84m x 2.52m (12' 7" x 8' 3") A front aspect double bedroom with sliding door to en suite.

En Suite Shower Room

2.84m x 1.54m (9' 4" x 5' 1") Tiled walls and flooring, spotlighting. Fitted with a three piece suite comprising shower, WC and wash hand basin.

FIRST FLOOR

Galleried Landing Living Area and Balcony

11.65m x 4.82m (38' 3" x 15' 10") A fantastic, dual aspect, galleried landing/living area with exposed beams and oak flooring. Sandstone fireplace with multifuel stove, point for wall-mounted TV. Glazed oak doors giving access to the first floor balcony with stunning views across Allonby Bay towards the Solway Coast and Galloway Hills of Scotland. Corridor with doors to bedrooms leading off.

Principal Bedroom

4.45m x 5.06m (14' 7" x 16' 7") A rear aspect double bedroom with oak French doors accessing the balcony and delightful views over Allonby and towards the Galloway Hills of Scotland. Exposed oak beams and spotlighting.

En Suite Bathroom

2.47m x 4.03m (8' 1" x 13' 3") maximum. Fitted with a four piece suite comprising bath, walk-in shower cubicle with mains powered shower, WC and wash hand basin. Exposed beams and spotlighting. Tiled walls and flooring.

Bedroom 2

3.62m x 4.02m (11' 11" x 13' 2") A front aspect double bedroom with exposed beams and spotlighting.

Bedroom 3

2.93m x 4.46m (9' 7" x 14' 8") A front aspect double bedroom with exposed beams and spotlighting.

Bedroom 4

2.49m x 4.18m (8' 2" x 13' 9") A rear aspect double bedroom with exposed beams, built-in storage / airing cupboard.

Family Bathroom

2.85m x 2.24m (9' 4" x 7' 4") A front aspect bathroom fitted with a five piece suite comprising corner quadrant shower cubicle with mains powered shower, bath, WC, bidet and wash hand basin set in a vanity unit. Tiled walls and flooring, exposed beams and spotlighting.

EXTERNALLY

Double Garage and Parking

A driveway to the front offers off-road parking for three to four cars leading up to a large, integral, double garage with stable doors, power and lighting.

Gardens

To the front of the property is an enclosed courtyard garden with lawn, sandstone patio area and gravelling. The rear garden is completely enclosed and mainly laid to lawn with decorative gravel, mature shrubbery, feature sandstone walling and external WC.

ADDITIONAL INFORMATION

Tenure: Freehold

EPC Rating: D

Referrals and 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 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

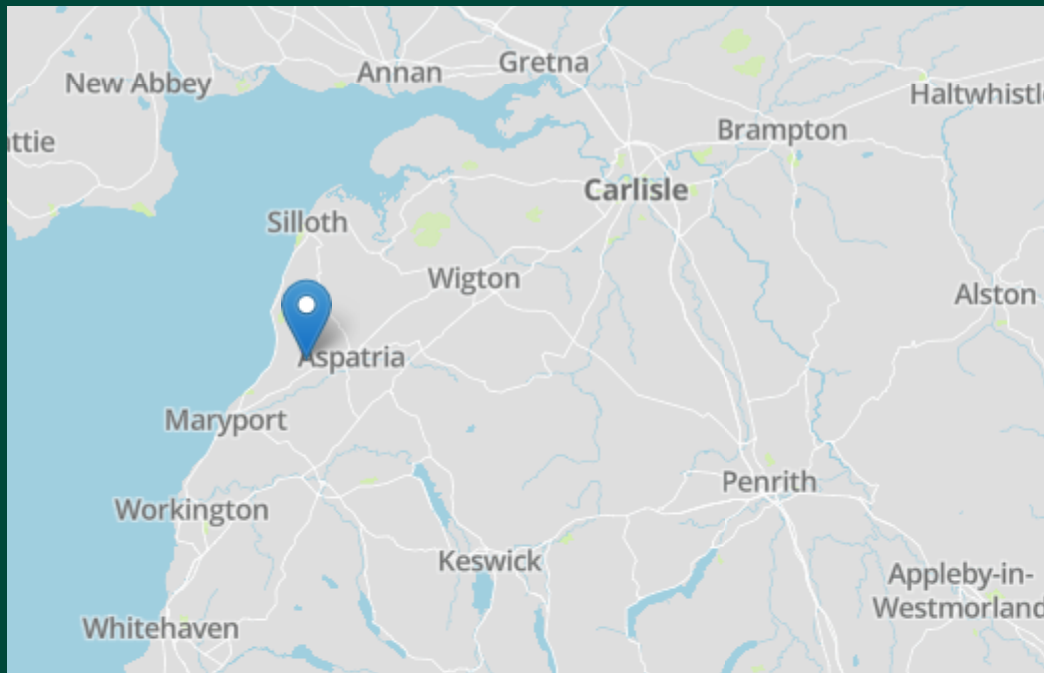
Mains electricity, water and drainage. Oil-fired central heating. Double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Prospect turn left and follow the road into Hayton. At the 'T' junction turn left, past the church, continue through the village and the property can be found on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		