





Quarry Barn, Morland  
£600,000 Offers Over



*scan me to view online!*



3  1   
1  6+ 

 lunevalley  
ESTATES.



EPC - C



Band D



Freehold





Drive through country lanes and wind your way through the beautiful village of Morland with its historic church and spectacular views.

Sitting across from Morland Beck you will find Quarry Barn towards the end of the village. Sat in quiet seclusion, this exquisite barn conversion occupies one of the loveliest locations and enjoys magnificent views from all aspects.

Up the newly laid driveway and park your car, there is plenty of space! Kick off those muddy boots and come on in...Welcome to Quarry Barn.



Lovingly and thoughtfully converted in 2015 by the current owners, the house is breathtakingly beautiful and full of charm but with modern insulation and an EPC rating of a high C.

The Entrance Hall is home to an original sandstone inner door frame which gives a sense of what lies ahead.

The staircase greets you and gives you two options, walk up to the Kitchen and Living Room or downstairs to the three beautiful Bedrooms and large Family Bathroom. For now, let's go upstairs to the stunning Kitchen Diner.





Walking into the Lounge of Quarry Barn is a delight upon the senses...the heat radiates from the multifuel stove which crackles and glows within its chimney nook. The light emanates from multiple windows which all allow wonderful views across rolling hills, bubbling becks or village walks. The room allows glimpses of its agricultural past with small details like nook windows set into its thick and protective walls. The large patio doors lead out onto a small balcony which is protected by black railings and a few stone steps lead you down the rear patio where Morning coffee can be enjoyed.



The Gardens of Quarry Barn are relaxing and beautifully kept. With terraced areas and glorious views the location will allow the new Owners to potter or relax within a gorgeous setting. As well as the double garage, there is a series of useful outbuildings and undercover areas that are useful for storing Winter wood for the multifuel stove.



## Entrance Hall

The entrance to Quarry Barn gives the first hint of how beautiful the property is. A stone door frame gives away the age of the building and entices you into this stunning home. This room is perfect for kicking off those muddy boots and storing coats and umbrellas. Beyond the Boot Room there is a large storage cupboard (0.4 x 0.9m) where more coats can be hung if you would rather they were kept away from the main entrance or this could be used as a Pantry cupboard if preferred.

**Kitchen/Diner** - The jewel of this beautiful home, the Kitchen Diner of Quarry Barn is large and spacious with spectacular views from every window. The calming tones of the 'Pale Stone' cupboards compliment the oak finish of the work surface and was newly installed during the conversion in 2015. The large Rangemaster electric oven and hob are in black which gives interest and contrast to the room. The range is housed inside a large surround which makes the most stunning centrepiece to the room.

## The Lounge

Walking into the Lounge of Quarry Barn is a delight upon the senses...the heat radiates from the multifuel stove which crackles and glows within its chimney nook. The light emanates from multiple windows which all allow wonderful views across rolling hills, bubbling becks or village walks.

The room allows glimpses of its agricultural past with small details like nook windows set into its thick and protective walls.

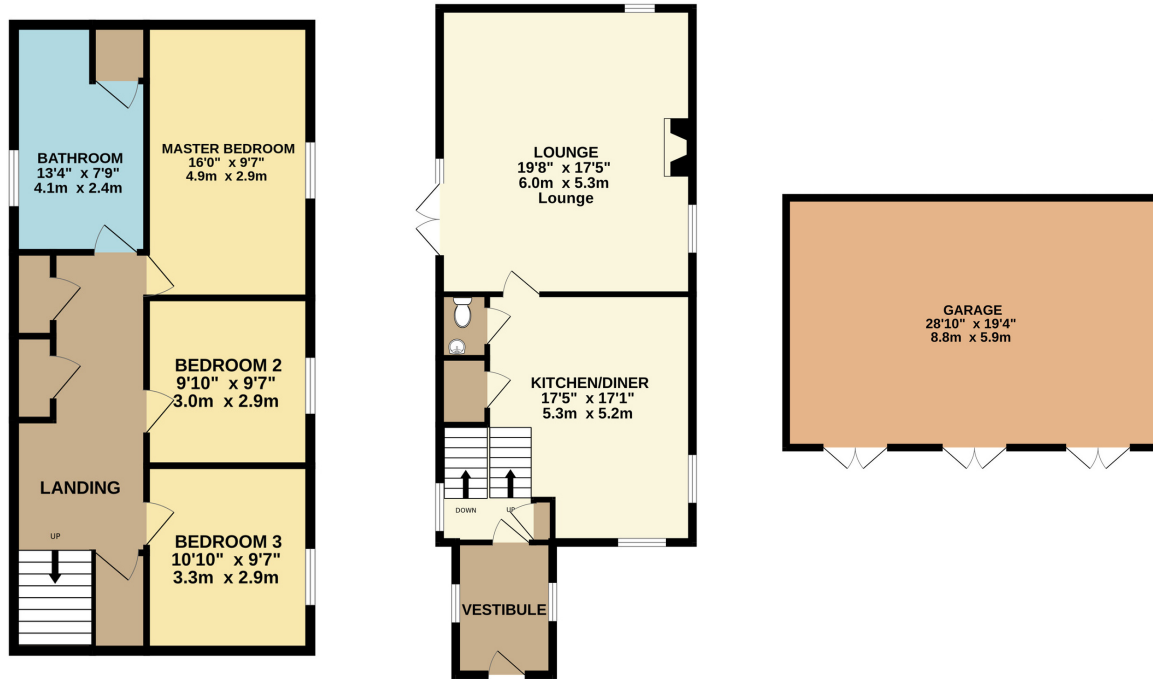
## Master Bedroom

The Master Bedroom is cheery and relaxing. Located next to the Family Bathroom, the room has a front garden aspect and is neutrally decorated.

**The elegant touches make it the perfect room to relax in and is at the end of the main bedroom corridor, thus allowing a tranquil nights sleep away from the rest of the family!**

## Bedroom Two And Three

Beautifully decorated in muted tones, both rooms will ensure a good nights sleep thanks to their calm and peaceful setting.



**lunevalley**  
ESTATES.

## External

The Gardens of Quarry Barn are relaxing and beautifully kept. With terraced areas and glorious views the location will allow the new Owners to potter or relax within a gorgeous setting.

As well as the double garage, there is a series of useful outbuildings and undercover areas that are useful for storing Winter wood for the multifuel stove.

## Bathroom

The Family Bathroom is the most relaxing place to unwind or refresh! The large shower enclosure will wash away your cares as you stand under the large drench shower head. Warm your fluffy towels on the radiator that incorporates a towel rail. The decor is fresh and delightful and the large airing cupboard (0.7 x 1.0) is the perfect place to store your essential toiletries or spare towels.

# The Essentials



The crown Inn  
*0.3 miles*



Penrith  
*8 miles*



Mill Yard Cafe  
*0.3 miles*



Boots Pharmacy  
*8 miles*



Lake Ullswater  
*21 min drive*



Cliburn Moss Nature Reserve  
*3.2 miles*





# lunevalley

ESTATES.



*Scan to visit our website!*

Suite 8, Willow Mill, Caton, LA2 9RA  
01524 256625  
team@lunevalleyestates.com  
lunevalleyestates.com