



MIDTOWN FARM | TALLENTIRE | COCKERMOUTH | CA13 0PT

PRICE £600,000





SUMMARY

Offering a rarely available opportunity and conveniently positioned in the heart of the popular village of Tallentire, Midtown Farm is a real 'forever home'. Occupying a generous plot and with the benefit of a large attached unconverted barn in three sections to one side, this is perfect for those wanting to get their motor collection under a roof, a tradesperson wanting to store equipment, a place for 'family entertaining' or of course those wanting to convert to residential/commercial accommodation (subject to planning approval). The property itself has a lovely feel and has been upgraded by the owners, now including a gorgeous L-shaped living room with feature fireplace, a large separate dining room, fitted kitchen/breakfast room and a sizable utility room at the rear. To the first floor there are four bedrooms, three doubles with the main bedroom also enjoying a large dressing room and a stunning contemporary en-suite bathroom with wet room style shower plus bath. Completing the accommodation is a lovely and generous family bathroom with freestanding bath and separate shower enclosure. Externally there is a wealth of parking to the front, access to the barns and the rear garden which is of good size includes a patio terrace, lawn and a raised decking area at the far end with fitted hot tub. Homes like this don't come up often so seize your chance...

EPC band TBC

GROUND FLOOR ENTRANCE PORCH

A wooden front door leads to porch with window to side and door to living room. (Day to day entrance via kitchen porch)

LIVING ROOM

A stunning and generous L-shaped room with two double glazed windows to front, fireplace with multi fuel stove in stone chimney breast, two radiators, French doors to garden, exposed ceiling beams, opening into kitchen, doors to hall and dining room

DINING ROOM

Two double glazed windows to front, radiator, chimney breast with fire recess, exposed ceiling beams, two recessed display niches

KITCHEN/BREAKFAST ROOM

Fitted in a wide range of base and wall mounted units with work surfaces, double glazed window to rear, single drainer sink unit, electric hob with oven and extractor, integrated dishwasher, space for table and chairs, vertical style radiator, shelved recess with bookshelves, wood style flooring, opening to kitchen porch

KITCHEN PORCH

The day to day entrance to the property with painted wooden front door, tiled floor, door to a useful boot room and coat cupboard with window to front and radiator

INNER HALL

Stairs to first floor with double glazed window to rear, under stairs recess, radiator, wood style floor, door to utility room

UTILITY ROOM

Double glazed window to rear, part glazed door to garden, base and wall mounted units along one wall, single drainer sink unit. space for fridge freezer, washing machine and tumble dryer, vertical radiator

FIRST FLOOR LANDING

Doors to rooms, double glazed window to rear, exposed beam

BEDROOM 1

A lovely double bedroom with two double glazed windows to front, cast iron fire surround, vertical radiator, picture rail, exposed ceiling beams, door to dressing room

DRESSING ROOM

Wall space for wardrobes or hanging rails, double radiator, built in double linen cupboard, door to en-suite



EN-SUITE BATHROOM

A stunning contemporary style room of generous size including a bath set in cradle surround with space for wine and candles plus with bath filler and flexi hose shower attachment, twin hand wash basins with drawer units underneath, hidden cistern WC, wet room style shower area with twin head shower unit, wall mounted LED lit mirror fronted cabinets, vertical radiator, tiled floor and splash areas

BEDROOM 2

Two double glazed windows to front, double radiator, exposed beams

BEDROOM 3

Double glazed window to rear, double radiator, picture rail

BEDROOM 4

Double glazed window to front, double radiator, picture rail

FAMILY BATHROOM

Double glazed window to rear, quadrant shower enclosure with twin head thermostatic shower unit, freestanding bath, hand wash basin with cupboard unit under, low level WC. Extractor fan, panelling to half wall height, towel rail/radiator unit

BARNs

To the side of the home the property benefits from unconverted barns which include four separate areas. the main barn is generous in size and has twin barn doors to open and a mezzanine section. Perfect to house a car collection, work equipment or for house parties. There is a smaller store room at the front, and a third to the side. the 4th barn has a door to the front and one to the rear garden and is the location for the pressurised heating system and tank.

GARDENS

to the front of the property there is a wealth of parking in the former farmyard with access into house and the separate barns. the rear garden is enclosed and includes a large patio terrace, a higher level lawn with trees and planted areas, plus a raised split level decking area at the far end with fitted hot tub

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: D

Tenure: Freehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, hot tub

Broadband type & speed: Standard 3Mbps / Superfast 73Mbps

Known mobile reception issues: All ok outside, EE & 3 may have issues inside

Planning permission passed in the immediate area: None known

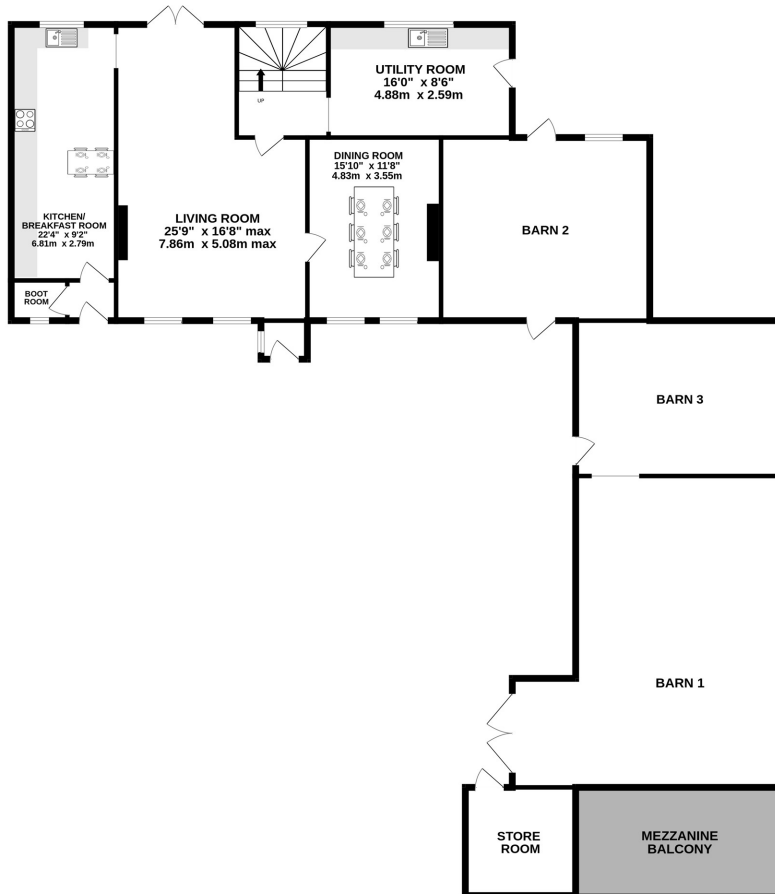
The property is Grade II listed

DIRECTIONS

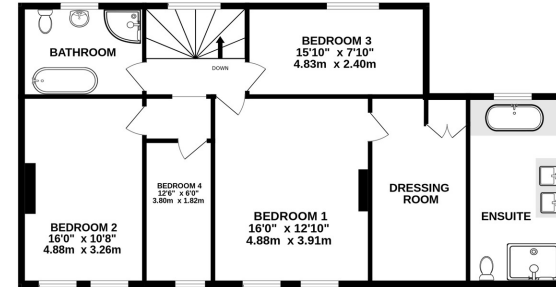
From Cockermouth take the A594 north towards Maryport. Turn right before reaching Dovenby signposted Tallentire and follow the road into the village to the one way system. At the end, as the one way road becomes two way again, Midtown Farm is situated on the right inside corner of the road, accessible via the farm entrance on the corner



GROUND FLOOR
2201 sq.ft. (204.4 sq.m.) approx.



1ST FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 3242 sq.ft. (301.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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