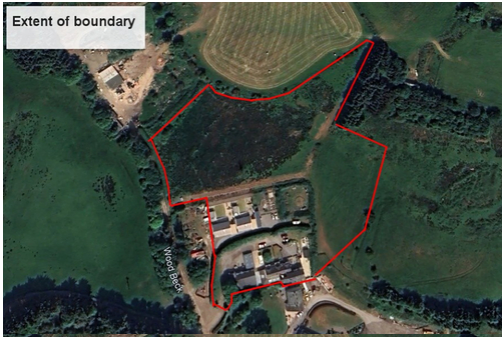




LACKERTON BARN | LAMPLUGH | CUMBRIA | CA14 4SA

PRICE £1,000,000





SUMMARY

ASTOUNDING VALUE - PERIOD HOME WITH LAND PLUS MULTIPLE LETTING/HOLIDAY PROPERTIES WITH GREAT INCOME POTENTIAL. GARAGING/WORKSHOP FOR 8 VEHICLES.

Set in a peaceful rural position on the western edge of the Lake District National Park, we are delighted to offer this characterful home and lifestyle business which includes two letting barn conversions and two 5* luxury holiday lodges each with sauna and hot tub! The property complex includes a three bedroom barn conversion which is used as the main residence benefitting from two en-suites and a stunning first floor kitchen/dining room & living room with large shared balcony, two adjoining barn conversions, a two and a three bedroom property, both used for long letting, two large detached 5* rated holiday lodges, a three and a two bedroom unit, each with its own hot tub, private garden and sauna, plus a large garage complex including a quadruple garage, two further separate garages, a triple car garage and a machine room/workshop - perfect for a car collector/restorer, with an office suite to the first floor in case you want to run a business from home. Lastly the property includes around four acres of agricultural land. There is so much potential with this unique site and with such a great existing business, it offers the chance to relocate to somewhere picturesque and special without worrying about the potential for local employment or to enjoy a special home with extended family also accommodated on site

EPC ratings: Lackerton Barn band C / The Stables band D / Boadle Cottage band E

LACKERTON BARN GROUND FLOOR

Entrance Hall

A front door leads into a generous hallway with doors to rooms, window to rear, under stairs cupboard and stairs to first floor living accommodation.

Bedroom 1

Double glazed window to front, radiator, exposed beam, two built in wardrobes, door to en-suite

En-suite

Double glazed window to front, glass door into an enclosed walk-in shower area with shower unit and tiled floor, hand wash basin in cupboard unit, low level WC. Chrome towel rail, extractor fan

Bedroom 2

Double glazed window to rear, built in cupboard, radiator, doors to a useful dressing room and to en-suite

En-suite shower room

With shower cubicle, hand wash basin in cupboard unit and low level WC. Extractor fan, towel rail

Bedroom 3

Double glazed window to front, two sets of built in wardrobes, radiator

Store room

A walk-in boot room with ample space for coats, shoes and 'gear'

Inner Hall

Doors to library and utility, personal door into garage, two storage cupboards

Library

With Velux window to rear, desk space and bookshelves, radiator. Potential 4th bedroom if desired.

Utility room

A large room with useful floor drain, two Velux windows to rear, fitted units and work surfaces including sink and space for appliances, built in cupboard, doors to WC and rear porch

Ground floor WC

Fitted with low level WC and two storage cupboards

Rear porch with door to exterior

FIRST FLOOR

Landing

Stairs lead up to a landing with Velux window to rear, doors to living room, kitchen and study

Living room

A beautiful room with vaulted ceiling, exposed A-frame and purlins and two Velux windows to rear plus one to front. electric stove effect fire on raised hearth with TV and stereo plinths to either side, Double glazed French doors out onto balcony, radiator, wood style flooring

Study

Velux window to front, wood style flooring, radiator

Kitchen/Dining room

An L-shaped room again with vaulted ceiling and exposed beams. Dining area with flagstone style floor, space for table and chairs, double glazed French doors to balcony, radiator, door to walk-in pantry/utility and a separate door out onto roof terrace.

The kitchen area is fitted in a wide range of base and wall mounted units with wood style worktops, butler sink unit, range style cooker with extractor, space for fridge, Velux window to front, flagstone style flooring

Pantry/Utility

With fitted units and space for appliances, sink unit, Velux window to rear

Roof Terrace

Enclosed outside terrace with hot tub in place (not commissioned) and door to far side into a changing room complex

Changing room Complex

Constructed as a sauna suite to compliment the hot tub roof terrace and almost complete. Including a changing room with Velux window to rear, a shower room with Velux window, shower cubicle, hand wash basin and WC plus a room planned for the sauna but currently unfinished.

EXTERNALLY

The garden area designated for the main dwelling lies to the front and is laid to lawn with stairs leading up to a large balcony for seating and dining which is accessible from both the dining room and living room.

To the side of the property is a driveway leading to a large integral tandem length garage

GARAGE COMPLEX

To the side of the main house is a two storey building with garaging to ground floor level and a hallway with stairs leads up to office space on the first floor. The garaging is split into different areas with one quadruple garage with four sets of double doors to the side, a second garage with space for 3 vehicles to the rear, with a triple aspect. A door and opening from here lead into a workshop/machine room with two sets of double doors to the front, window to rear and a WC, a door here leads into a store room and a door form the store room leads into a further garage for two vehicles with double doors to the front. In total the ground floor space should be able to house 8-9 vehicles in addition to the garaging with Lackerton Barn itself

To the first floor level there is a generous work/store room with two windows to front and one to side, double doors lead into a store room in the eaves and another door leads into an office with windows to front and side, sink unit and kitchenette. A door from here leads into a lobby with an internal window looking down into machine room and a door to a first floor WC with hand basin and WC.

BOADLE COTTAGE GROUND FLOOR

Hallway

A wooden glazed entrance door leads into property, natural stone flooring and exposed beams, radiator, doors to bedrooms, storage area and shower room, stairs rising to first floor.

Bedroom 1

Window to front, radiator, door to storage cupboard.

Bedroom 2

Single bedroom with window to side, radiator, door to storage cupboard.

Storage Area

Hanging rail, radiator, window to side, stairs rising to bedroom 3.

Bedroom 3

Single bedroom with radiator, Velux window.

Shower room

Contemporary fittings with glass wall walk-in shower, WC, and hand wash basin in vanity unit, chrome heated towel rail, radiator, patterned glazed window to rear.

FIRST FLOOR

Living/Dining/Kitchen

Lounge area: Including window to front, patterned window to side, two radiators, laminate wood grain flooring, electric 'fire' inset to chimney breast.

Kitchen/Dining area: Window to front, three Velux windows, range of units at base and eye level with light wood effect work surfaces, free standing cooker with extractor over, under counter fridge and freezer, stainless steel sink with mixer tap, dish washer, washing machine and tumble dryer, additional one and a





Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

