

High Barn,  
Stair,  
Newlands

Edwin  
Thompson



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# High Barn, Stair, Newlands, Keswick, Cumbria, CA12 5UF.

## Brief Résumé

Two-bedroom barn conversion nestled in the Newlands Valley, converted circa 1974. Highly rare purchase opportunity with outstanding views towards Barrow Fell and Causey Pike. Well-presented throughout. No upward chain. PLEASE NOTE THIS PROPERTY CANNOT BE USED AS A HOLIDAY LET.

## Description

High Barn is charming property with a 1770s build date and displays considerable character and charm and is ideal as a permanent or second home. The accommodation briefly comprises, on ground floor: lounge/dining room with wood burner set in slate effect surround, modern fitted kitchen/breakfast room with island and integral appliances and adjoining ground floor WC. A staircase from the mid vestibule leads to the first-floor landing, two double bedrooms, one with en-suite shower room, and main house bathroom (four-piece). Outside the property has parking for up to two vehicles and wood storage and a right of way access to the entrance door.

High Barn enjoys a beautiful setting in tranquil rural surroundings, but also including delightful outlooks over open fields towards the surrounding Lakeland fells. Stair is a small hamlet approximately three miles southwest of Keswick in the Newlands Valley.



## Directions

From Keswick town centre take the B5289 in a westerly direction turning left onto the A66 heading towards Cockermouth. Take the first left hand turning into Portinscale continue through the village and remain on this road for approximately one mile. Bear right signposted Stair and proceed past the Swinside pub to the bottom of the hill continuing left and continue past Newlands Camp Site. Turn Right over the humpback bridge and continue along the road and High Barn will be located on the right-hand side.

## Accommodation:

### Ground Floor

#### Lounge/Dining Room

Entrance door. Two windows. Wood burner. Door to Mid Vestibule. Door to:

#### L-Shaped Kitchen/Breakfast Room

Two windows. Good range of base and wall units. Island/Breakfast bar. One and a half bowl sink. Electric oven. Electric hob. External door to side aspect. Door to WC. Door to Mid Vestibule.



## WC

Two-piece suite comprising WC and washbasin.

## Mid Vestibule

Staircase to first floor.

## First floor

### Landing

Access to Bedroom 2 and Bathroom. Loft access via drop-down ladders.

### Master Bedroom

Three windows. Velux-style roof window. Split level room. Door to:

### En-Suite

Three-piece suite comprising WC, washbasin, and shower cubicle.

### Bedroom Two

Window.



### Bathroom

Two windows. Four-piece suite comprising WC, washbasin, whirlpool bath and shower cubicle. Storage cupboard housing hot water tank.

### Outside

Land and space for two vehicles and log storage a very short walk across the road from the house. Right of way access to the entrance door.

### Tenure

999-year lease from 1987.

### Charges

Small peppercorn rent and £10 weekly charge of garden maintenance.

### Services

Mains water and electricity are connected. Drainage is to a private septic tank, which our client informs Edwin Thompson is serviced annually.

### Council Tax

Our client informs Edwin Thompson as Band "C".

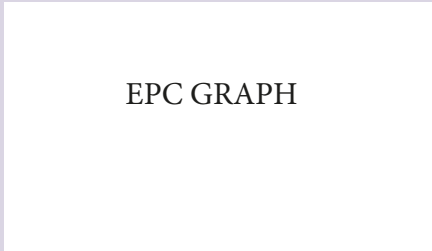
### Offers

All offers should be made to the Agents, Edwin Thompson LLP.

### Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP.

Ref: K3072613



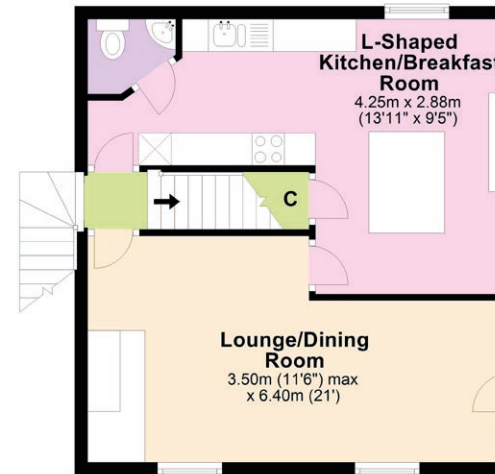
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### Ground Floor



### First Floor



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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