

Cumbrian Properties

Owls Rest, High Scales, Aspatria



Price Region £525,000

EPC-C

Three storey barn conversion | Idyllic hamlet
2 reception rooms | 4/5 bedrooms | 3 bathrooms
Gardens with open views | Garage & parking

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An immaculately presented four/five bedroom barn conversion laid out over three floors with three bathrooms and two reception rooms and situated in a private courtyard. The double glazed and gas central heated accommodation briefly comprises of entrance hall, lounge, snug/bedroom 5, cloakroom, utility and spacious dining kitchen with French doors to the rear garden. To the first floor is a generous lounge with superb views over the neighbouring fields, double bedroom and family bathroom. To the second floor are a further three double bedrooms, en-suite to master, and further shower room. Low maintenance garden to the front of the property, single garage and ample parking. To the rear of the property is a paved terrace with plenty of space for outdoor dining and power supply for a hot tub, vegetable plot, summer house and generous lawned gardens enjoying the stunning open views.

The accommodation with approximate measurements briefly comprises:

Entry via door into entrance hall.

ENTRANCE HALL Open staircase to the first floor, understairs storage cupboard, radiator, double glazed window, wood flooring and beam to ceiling. Doors to dining kitchen, cloakroom, lounge and snug/bedroom 5.

CLOAKROOM Wash hand basin, WC, radiator, wood flooring and double glazed frosted window.



ENTRANCE HALL



CLOAKROOM

LOUNGE (13'5 max x 8' max) Beam to ceiling, radiator and double glazed French doors to the front forecourt.



LOUNGE

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SNUG/BEDROOM 5 (13'5 max x 11'3 max) Double glazed window to the side, beam to ceiling, radiator and feature wall mural.



SNUG/BEDROOM 5

OPEN PLAN DINING KITCHEN

KITCHEN (14' x 12'8 max) Range style cooker with five burner gas hob and extractor hood above. A 1.5 bowl stainless steel sink unit, breakfast bar, integrated dishwasher, space for free standing fridge/freezer, wood flooring, spotlights and beam to ceiling. Opening onto the dining area.

DINING AREA (20'3 x 10') Double glazed French doors to the rear garden, two velux windows, wood flooring, two radiators and feature stone wall.



DINING KITCHEN

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REAR HALLWAY Double glazed door to the rear garden, wood flooring and door to utility.

UTILITY (10' max x 5'7 max) Plumbing for washing machine, space for tumble dryer, Baxi boiler, stainless steel sink with mixer tap, wood flooring, storage units and storage cupboard housing the hot water tank.



UTILITY

FIRST FLOOR LANDING Doors to bedroom 1, family bathroom and lounge. Double glazed window, radiator, understairs storage cupboard and stairs to second floor.



LANDING

LOUNGE (19'8 max x 18'3 max) Feature brick built fireplace housing a gas stove effect fire with beam lintel above. Wood flooring, beams to ceiling, radiator and three double glazed windows with stunning views across the neighbouring fields.



LOUNGE

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BEDROOM 1 (12'10 x 11'5) Wood beam to ceiling, radiator and double glazed window with lovely open field views.



BEDROOM 1

FAMILY BATHROOM (12'9 max x 8'2 max) Spacious bathroom with four piece suite comprising fully tiled shower cubicle, panelled bath, wash hand basin and WC. Double glazed frosted window, tile effect flooring, built in storage cupboard, heated towel rail, beam and spotlights to ceiling.



FAMILY BATHROOM

SECOND FLOOR LANDING Beam to ceiling, generous size built in cupboard, double glazed window, radiator and doors to bedrooms 2, 3, 4, shower room and eaves storage.

BEDROOM 2 (14'6 max x 12'10 max) Three feature port hole windows with oak lintels above, radiator and vaulted ceiling with two velux windows and wood beams. Door to en-suite shower room.



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EN-SUITE (8'7 x 5'2) Fully tiled shower cubicle, wash hand basin and WC. Velux window, beam to ceiling, heated towel rail, tile effect flooring and spotlights to ceiling.



EN-SUITE TO BEDROOM 2

BEDROOM 3 (18'3 x 9'3) Velux window, radiator and beams to ceiling.



BEDROOM 3

BEDROOM 4 (12'8 max x 9'3 max) Double glazed velux window and radiator.

SHOWER ROOM Three piece suite comprising of fully tiled corner shower cubicle, wash hand basin and WC. Part tiled walls, velux window, heated towel rail, spotlights to ceiling and tile effect flooring.



BEDROOM 4



SHOWER ROOM

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OUTSIDE Low maintenance front garden laid to stone chippings with sandstone pathway, single garage and ample parking. To the rear of the property is a very generous lawned garden with floral borders, decked seating area, garden shed, summer house with power, outside power points, outside water tap and paved patio seating area.



TERRACE



SUMMER HOUSE



REAR GARDEN

TENURE Freehold

COUNCIL TAX E

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