

PFK

The Barn & Pine Lodge Country Cottages, Gosforth, Seascale, Cumbria CA20 1AZ

Guide Price: £795,000



LOCATION

The popular village of Gosforth is situated within the Lake District National Park, a short distance from the coast and beaches of Seascale and gateway to the beautiful valleys of Wasdale and Eskdale. Gosforth has a good range of amenities including shops, restaurants and a primary school, and is conveniently placed for commuting to the major local employment centres of the area. Seascale is some 2 miles away with an excellent range of amenities including school, GP and pharmacy and the fantastic advantage of a railway station on the Cumbrian coastal line which connects with the west coast main line.

PROPERTY DESCRIPTION

A truly fascinating Grade II listed barn conversion occupying a delightful, secluded position close to the centre of the Lakeland village of Gosforth in the National Park, complete with 2 adjoining holiday cottages and extensive manicured grounds, stunning outdoor kitchen, summerhouse and 2 nature ponds.

The Barn and lodges present a truly unique opportunity for the right purchaser to live in this beautiful setting, with a long term rental agreed on one of the adjoining properties, Pine Lodge, giving a regular additional income. Ash Lodge, the middle of the 3 barns and currently utilised by the present owners as a holiday cottage, interconnects with the main Barn which could appeal to buyers looking to move with dependent relatives, allowing 2 or 3 generations of the same family to live comfortably alongside each other.

The Barn, has been lovingly restored and maintained by the present owners to create a stunning family home with a perfect blend of contemporary styling and character retained from the original barns. The accommodation, which is configured in an reverse style arrangement, briefly comprises entrance, hallway, impressive principal suite with private bathroom, further double bedroom and family bathroom to the ground floor. The main living accommodation spans the entire first floor with beautiful apex beams, inglenook fireplace with multifuel stove and contemporary kitchen with access on to a private balcony. Stairs from the main living area lead on to an attractive mezzanine level perfect for use as a bedroom, snug or home office. The external space is perhaps the property's biggest surprise, with a parking area to the front for multiple vehicles, the property also boasts a recently completed outdoor kitchen with dining area and balcony above. There is a large byre spanning the full length of the barn leading from the main entrance, providing an excellent storage space and scope for a variety of uses. This also houses the biomass boiler. The gardens extend to the side of the barns and have been beautifully landscaped with large sections of lawn, several seating areas including a delightful timber summerhouse and 2 nature ponds.

Pine Lodge and Ash Lodge both offer 2 bed accommodation in slightly different configurations, both in very good condition and having allocated parking available to the front.

It is rare to encounter a property of this nature within the National Park and rarer still to see one introduced to the open market. Viewing is essential in order to fully appreciate the opportunities offered by this quite simply stunning property.

ACCOMMODATION - THE BARN

Entrance

Accessed via traditional wood door. A large entrance area with slabbed flooring, access to the rear into the large byre, access into the utility room, currently used as a laundry room for the holiday cottage next door and access into the entrance hall of the main house.

Utility Area

1.34m x 5.22m (4' 5" x 17' 2") With wash hand basin, plumbing for washing machine and tumble dryer, space for large fridge freezer and stone flooring.

Hallway

With traditional barn features including exposed beams and timbers, feature windows with stone lintels, traditional wood stable door leading to the staircase giving access to the main living accommodation. Understairs cupboard, radiator, wood flooring and doors to bedrooms and shower room.

Family Shower Room

2.37m x 2.81m (7' 9" x 9' 3") (configured in a Jack & Jill style, so could be used as an ensuite for bedroom 2) Fitted with contemporary three piece suite comprising walk in shower cubicle with mains shower, wash hand basin set on large, high gloss vanity unit and close coupled WC. Fully tiled walls and flooring, window and radiator.

Bedroom 2

3.28m x 5.21m (10' 9" x 17' 1") With traditional stable door, exposed ceiling timbers, window and traditional radiator.

Principal Bedroom

5.44m x 6.62m (17' 10" x 21' 9") A most impressive principal suite with beautiful feature timbers and exposed ceiling timbers, fitted wardrobes in alcoves with matching dresser, wood effect flooring, three front aspect windows and open access into the ensuite.

Ensuite Bathroom

Fitted with four piece suite comprising panelled bath, bidet, wash hand basin on vanity unit and close coupled WC. Tiled walls, downlights and walk in dressing room to one end.

FIRST FLOOR

Living/Dining/Kitchen

12.97m x 6.66m (42' 7" x 21' 10") (overall measurements) A most impressive, open plan living space with exposed feature timbers and apex beams, and inglenook fireplace with attractive wood burning stove. Four cast iron radiators and large bay window with additional small barn windows around the room, flooding the entire space with natural light.

Providing ample space for dining and seating, the kitchen has been fitted to include matching, shaker style wall and base units with matching breakfast bar and complementary wood work surfacing, incorporating 1.5 bowl ceramic sink and drainer unit with mixer tap. Integrated dishwasher and Aga, wood flooring and side access leading out on to a private, paved balcony overlooking the gardens with external steps leading down to the outdoor kitchen and gardens beyond. Opens into a home office/study.

Home Office/Study

3.65m x 3.06m (12' 0" x 10' 0") With floor to ceiling window and stairs giving access to a mezzanine level, this versatile room could be utilised as a bedroom, snug or home office and provides a variety of options to a purchaser.

EXTERNALLY - THE BARN

Gardens and Parking

To the front of the property, there is an extensive parking area for multiple vehicles, with ample space for allocated parking for both of the adjoining lodges. The main property leads on to a beautiful outdoor kitchen area with pergola, space for large dining table and chairs, pizza oven and provides a beautiful social space for dinner parties. The external, metal staircase from this area which leads up on to the balcony, can also be accessed from the main living room of the barn. A beautiful, decorative chipped seating area beyond this, provides access on to the main gardens which extend to around 0.66 of an acre and are bordered by hedging and mature trees. The gardens are mainly laid to lawn with a variety of wild flowers, two nature ponds with wildlife and ducks, which can be enjoyed from several seating areas, together with a timber summerhouse, currently utilised by the owners as a snug, with a decked patio area from where to enjoy the last of the days sun. The Barn also benefits from a large byre which runs the length of the full property, houses the biomass boiler and provides excellent storage space.

ACCOMMODATION - ASH LODGE

Adjoining the main property, Ash Lodge is currently utilised by the owners as a holiday cottage.

Ash Lodge - Living Room

5.41m x 6.62m (17' 9" x 21' 9") Accessed via a traditional, glazed wooden entrance door. With stairs leading to the first floor, exposed floor to ceiling timbers and wood effect flooring. Freestanding wood burning stove, cast iron Victorian style radiator, front aspect window and open access into the kitchen. There is also a door from this room which leads into the main property, allowing the flexibility for multi generational living perhaps, for a dependent relative or for further ancillary accommodation as required.

Ash Lodge - Kitchen

2.44m x 1.83m (8' 0" x 6' 0") Fitted with a range of matching wall and base units with complementary work surfacing. Incorporating Belfast sink with mixer tap and tiled splashbacks. Space for cooker and undercounter fridge, window and tile effect flooring.

ASH LODGE - FIRST FLOOR LANDING

With access to bedrooms and bathroom.

Ash Lodge - Bedroom 1

2.83m x 3.57m (9' 3" x 11' 9") With front aspect bay window, radiator and access into ensuite.

Ash Lodge - Ensuite Bathroom

1.74m x 3.57m (5' 9" x 11' 9") Fitted with three piece suite comprising wood panelled bath with shower attachment over, wash hand basin and low level WC, part tiled walls, storage cupboard and chrome laddered radiator.

Ash Lodge - Inner Landing

Leading to bedroom 2 and the main bathroom, with a further door from this area providing access into the main property if required.

Ash Lodge - Bedroom 2

4.26m x 2.94m (14' 0" x 9' 8") An attractive twin room with radiator and twin windows.

Ash Lodge - Shower Room

3.05m x 1.69m (10' 0" x 5' 7") Fitted with three piece suite comprising corner shower cubicle with mains shower, wash hand basin on high gloss vanity unit and low level WC. Tiled walls, chrome laddered radiator and Velux rooflight.

EXTERNALLY - ASH LODGE

With allocated parking to the front.

ACCOMMODATION - PINE LODGE

With reverse style accommodation, Pine Lodge is currently let on a long term basis with Prestige Accommodation and subsequently further let as a holiday cottage, with the owners receiving a monthly income.

Pine Lodge - Hallway

Accessed via traditional, wooden entrance door. With stairs to the first floor, radiator and doors to bedrooms.

Pine Lodge - Bedroom 1

3.01m x 3.1m (9' 11" x 10' 2") A front aspect double bedroom with exposed ceiling timbers, radiator and door to ensuite.

Pine Lodge - Ensuite Bathroom

1.91m x 2.07m (6' 3" x 6' 9") Fitted with four piece suite comprising panelled bath with shower attachment over, bidet, wash hand basin and low level WC, part tiled walls, window and ladder radiator.

Pine Lodge - Bedroom 2

2.64m x 3.44m (8' 8" x 11' 3") A rear aspect bedroom with exposed ceiling timbers, fitted wardrobes and door to small ensuite.

Pine Lodge - Bedroom 2 Ensuite Bathroom

A recently refitted three piece suite comprising concealed cistern WC, panelled bath with shower attachment over and wash hand basin. PVC panelled walls, extractor fan, laddered radiator and downlights.

PINE LODGE - FIRST FLOOR

Open Plan Living/Dining/Kitchen

5.19m x 6.71m (17' 0" x 22' 0") With ample space for a seating area to the front and small dining table, with an attractive LPG, wood burning effect stove, radiator, triple aspect windows and wood effect flooring running throughout. The kitchen area is fitted with matching wall and base units with complementary work surfacing and matching splashbacks, incorporating stainless steel sink and drainer unit with mixer tap. Electric oven with hob and extractor over, plumbing for washing machine.

PINE LODGE - EXTERNALLY

With allocated parking to the front.

ADDITIONAL INFORMATION

Lodge letting Income

Further details of income for Ash Lodge and Pine Lodge would be available on request to interested parties only, by contacting Cockermouth office.

Personal Interest Declaration

Estate Agency Act 1979 Please be advised the seller is related to an employee of PFK Estate Agents.

Tenure, Council Tax & EPC

The tenure is freehold.

The Council Tax Band for the Barn is E, for Ash Lodge and Pine Lodge the Band is C The EPC rating for the Barn is E, for Ash Lodge the rating is D and for Pine Lodge, the rating is E.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity and drainage, private water supply. The heating is provided by biomass boiler (RHI income generated available on request) and double glazing is installed throughout. Telephone line installed subject to BT regulations. Solar panels fitted (details of income generated, available to interested parties). Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA20 1AZ and identified by a PFK 'For Sale' board. Alternatively by using What3Words/////Jazz.merge.puzzled



