

PKK

8 Hall Court, Tallentire, Cockermouth, Cumbria CA13 0PU

Price Guide: £350,000





LOCATION

Located within the popular rural village of Tallentire, being only a short drive from the market town of Cockermouth, and within easy reach of the A595 and A66 to the local west coast employment hubs or Carlisle. The village itself has a highly rated local pub, and falls within the catchment area for the outstanding rated Bridekirk Dovenby Primary School and Cockermouth Secondary School.

PROPERTY DESCRIPTION

8 Hall Court is a beautifully presented and character filled, three bedroom, barn conversion, that manages to seamlessly blend open plan living with modern comforts and period details to create a simply stunning home.

With accommodation comprising open plan living, dining and kitchen area; a superb family friendly or entertaining space, the living area enjoys a vaulted ceiling with exposed beams, feature sandstone fire place and multi fuel stove, whilst the contemporary kitchen comes with integral appliances, and a dining area with space for eight around the table. The third double bedroom and shower room complete the ground floor.

From the living space stairs lead up the first floor landing, where a galleried landing area with glass balustrade and exposed original beams overlooks the dining area, and leads to the principal suite - a luxurious, large bedroom with custom cabinetry, exposed beams and sliding door giving access to a full en-suite bathroom, and to the second double bedroom with exposed timbers, built in wardrobes and en-suite shower room.

Externally there is an easy to maintain suntrap garden with raised decked seating area, mature borders, patio area, artificial lawn and summerhouse - which is configured as a home office, and two dedicated parking spaces in the courtyard to the front of the house.

ACCOMMODATION

Entrance Porch

Accessed via wooden, stable style entrance door with glazed inserts and side panel. Spotlighting, wall mounted shelving, built in storage cupboards, tiled floor and further wooden door with glazed inserts leading into: -

Open Plan Living/Dining Kitchen

9.28m x 6.80m (30' 5" x 22' 4") A characterful, open plan room with wooden door with glazed inserts and side panels giving access to the front garden.

Living Area - with full height ,vaulted ceiling with exposed cruk beams, chandelier lighting, built in storage cupboard (which also houses the oil boiler), points for TV/telephone/Sky/broadband, multi fuel stove set in feature fireplace with oak mantel, and solid oak flooring.

Dining Area - providing space for dining furniture for six to eight persons.

Kitchen Area - has spotlighting and comprises good range of base and wall units in a high gloss finish with complementary counter top incorporating 1.5-bowl stainless steel sink with drainage board and mixer tap. Built in, four-burner, counter top mounted induction hob with extractor fan over and subway tiled splash back in herringbone finish, separate twin electric oven and microwave with warming drawer. Integrated dishwasher, fridge, freezer and washer/dryer.

Bedroom 3

3.19m x 3.51m (10' 6" x 11' 6") Front aspect, double bedroom with spotlighting and TV point.

Shower Room

1.87m x 1.50m (6' 2" x 4' 11") Rear aspect room fitted with three piece suite comprising walk-in shower cubicle fitted with electric shower, WC and wash hand basin. Tiled splash backs, vertical heated chrome towel rail and tiled floor.

FIRST FLOOR

Landing

Galleried landing area with glass balustrades and exposed oak beams.

Principal Bedroom

5.40m x 3.33m (17' 9" x 10' 11") Front aspect, double bedroom with vaulted ceiling, exposed beams, wood panelled feature wall, custom, built in storage, cabinets and wardrobes and sliding door giving access to:-

En Suite Bathroom

2.99m x 1.64m (9' 10" x 5' 5") Rear aspect room fitted with three piece suite comprising P-shaped, jacuzzi bath with mains powered shower over and handheld attachment, WC and wash hand basin in vanity unit. Tiled splash backs and vertical heated chrome towel rail.

Bedroom 2

3.87m x 3.91m (12' 8" x 12' 10") Rear aspect, double bedroom with vaulted ceiling, exposed beams, spotlighting, built in storage cupboard with sliding doors to wardrobes and access to:-

En Shower Room

2.35m x 1.65m (7' 9" x 5' 5") Rear aspect room with exposed beams, vertical heated chrome towel rail and three piece suite comprising corner quadrant shower cubicle fitted with mains powered shower, WC and wash hand basin. Built in storage cupboard and tiled floor.

EXTERNALLY

Parking

There is designated, off road parking available for two vehicles.

Garden

The garden has been designed for ease of maintenance, laid mainly to artificial lawn with paved walkways, patio and decking areas and raised borders planted with established shrubs and perennials. Garden shed with electric supply. The garden also as the added benefit of an electric car charging point.

Summerhouse

Currently utilised as a home office - with advantage of electric and broadband supplies.

ADDITIONAL INFORMATION

Tenure

Freehold.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; 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

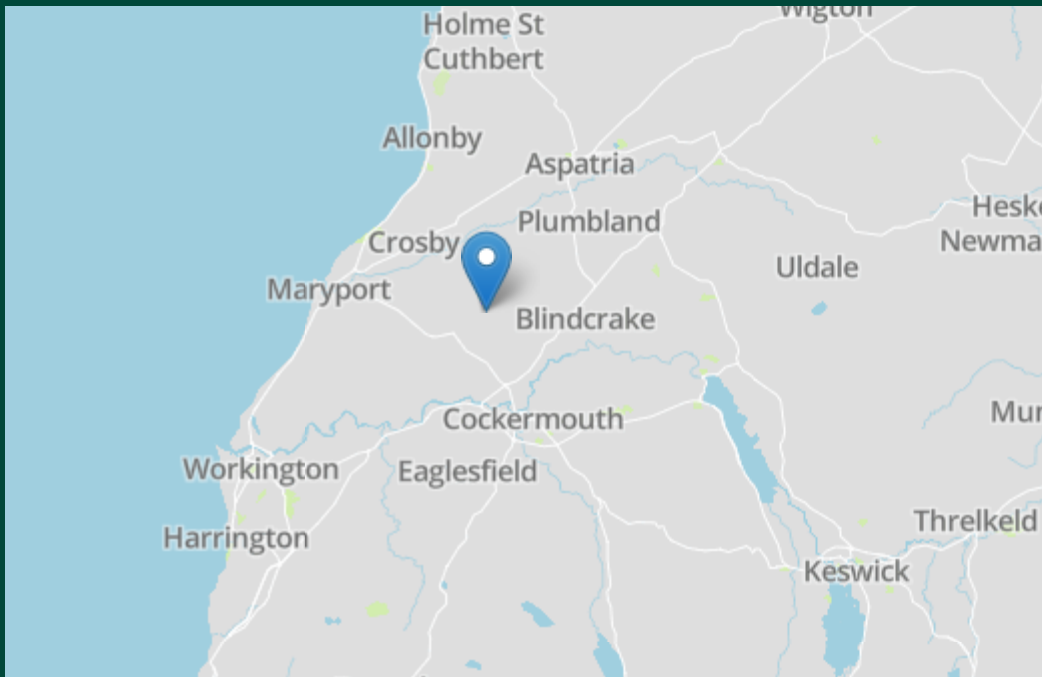
Mains electricity, water & drainage; oil central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Cockermouth take the A594 in a westerly direction. After approximately one mile take the right signposted Tallentire. Upon entering the village the road bends to the right; turn left at this point. Follow the road through the farm buildings then follow the road round to the right and after approximately 200 yards the road turns left. The property can be found on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		