

# Cumbrian Properties

## Ash Tree Barn, Newton Arlosh



**Price Region £375,000**

**EPC-C**

Detached barn | Stunning village location  
1/2 reception rooms | 4/5 bedrooms | 3 bathrooms  
Private garden and hot tub | Parking

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## 2/ ASH TREE BARN, NEWTON ARLOSH, NEAR WIGTON

Tucked away in beautiful private gardens, this detached sandstone barn conversion offers 4/5 bedrooms, 3 bathrooms and the perfect combination of traditional and modern. Approaching the property over a gravelled driveway providing ample off-street parking leading to a stunning lawned garden with sandstone and gravelled seating areas, well-established trees and plants creating a private space to relax and enjoy the outdoors. There is even the all-important hot tub and plenty of garden storage. On entering the property, the spacious entrance hall provides a relaxing seating area with sunlight flooding in through the French doors and windows, there is a modern dining kitchen with island, separate utility room, cosy lounge, shower room and second reception room/bedroom providing an opportunity for ground floor living or home office. On the first floor, a spacious light and airy mezzanine landing overlooks the reception hall and leads to the four double bedrooms with a modern en-suite master shower room, and a stunning family bathroom.

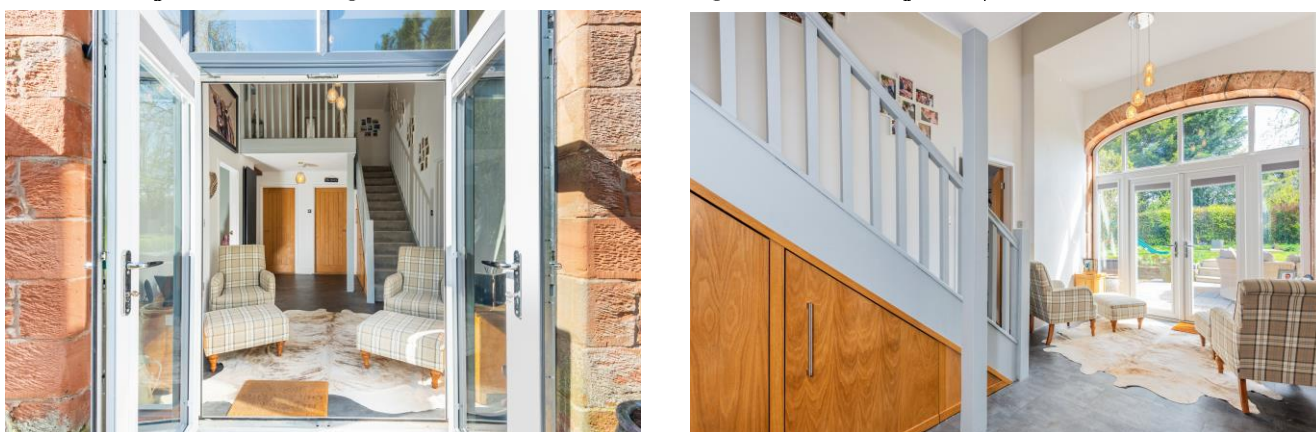
This stunning property has high quality fixtures & fittings throughout including oak doors and contemporary light fittings.

Situated approximately 8 miles from Wigton, 14 miles from Carlisle, the property is in catchment for the popular Nelson Thomlinson School along with Kirkbride and St Cuthberts. The village itself has its own pub, church and village hall and has a strong sense of community spirit. The closest shop and Post Office is just a 5 minute drive away and the seaside town of Silloth can be reached in just 15 minutes.

The accommodation with approximate measurements briefly comprises:

### **Composite door into entrance hall.**

**ENTRANCE HALL (15'8 x 10')** Doors to lounge, second reception room/bedroom 5, utility room, shower room and kitchen. Staircase to the first floor with mezzanine landing, understairs pull-out storage units, tile effect flooring and contemporary vertical radiator.



ENTRANCE HALL

**LOUNGE (19'3 x 11')** Two double glazed windows to the front, beamed ceiling, feature original arrow slit window, radiator and electric stove effect fire (available by separate negotiation) with an oak lintel above.

### 3/ ASH TREE BARN, NEWTON ARLOSH, NEAR WIGTON



LOUNGE

**DINING KITCHEN (20'4 x 11')** Fitted kitchen incorporating an integrated double oven and microwave, four burner electric hob with extractor hood above, integrated dishwasher and a one and a half bowl under mounted sink unit with mixer tap. Three double glazed windows, beamed ceiling, tile effect flooring, kitchen island, radiator and composite door to the rear of the property.



DINING KITCHEN

**UTILITY ROOM (9'9 x 4'9)** Plumbing for washing machine, space for tumble dryer, oil boiler, stainless steel sink with mixer tap, wall and base units, wood effect flooring and double glazed frosted window.



UTILITY ROOM

4/ ASH TREE BARN, NEWTON ARLOSH, NEAR WIGTON

**SHOWER ROOM (7' max x 4'9 max)** Three piece suite comprising walk-in shower cubicle with water fall showerhead, WC and wash hand basin. Tiled walls, wood effect flooring, heated towel rail and double glazed frosted arrow slit window.

**RECEPTION ROOM 2/BEDROOM 5/HOME OFFICE (12' x 8')** Double glazed window to the side, feature arrow slit window, radiator and panelled ceiling.



SHOWER ROOM



RECEPTION ROOM 2/BEDROOM 5

**FIRST FLOOR**

**LANDING** Doors to bedrooms and family bathroom, built-in storage cupboard, original beams to ceiling, and mezzanine landing overlooking the entrance hall.



LANDING

**BEDROOM 1 (17' x 11'5)** Double glazed Velux window, two arrow slit windows, radiator, double glazed window to the front and door to en-suite shower room.



BEDROOM 1



5/ ASH TREE BARN, NEWTON ARLOSH, NEAR WIGTON

**EN-SUITE SHOWER ROOM (8' max x 3'9 max)** Walk-in double shower cubicle with waterfall showerhead, vanity unit wash hand basin, WC, heated towel rail, tiled walls, wood effect flooring, ceiling spotlights and double glazed frosted arrow slit window.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (12' x 10'9)** Double glazed Velux window, two arrow slit windows and radiator.



BEDROOM 2

**BEDROOM 3 (10' x 9')** Double glazed window to the side, beam to ceiling, radiator and arrow slit window.



BEDROOM 3

**FAMILY BATHROOM (9'9 x 5'10)** Waterfall shower over panelled bath, vanity unit wash hand basin, WC, tiled walls, wood effect flooring, ceiling spotlights, heated towel rail and double glazed frosted window.

6/ ASH TREE BARN, NEWTOWN ARLOSH, NEAR WIGTON



FAMILY BATHROOM

**BEDROOM 4 (10'9 x 7'7)** Double glazed Velux window, arrow slit window, beam to ceiling and radiator.



BEDROOM 4

**OUTSIDE** To the front of the property is a sandstone and gravelled seating area with steps leading up to a generous private lawned garden with mature trees and plants, two garden sheds and the all-important hot tub situated in the perfect spot to soak up the sun and enjoy the fantastic sunsets. There are also outside electrical sockets and water supply and a gravelled driveway providing parking for three vehicles.



FRONT OF THE PROPERTY



SIDE OF THE PROPERTY

7/ ASH TREE BARN, NEWTON ARLOSH, NEAR WIGTON

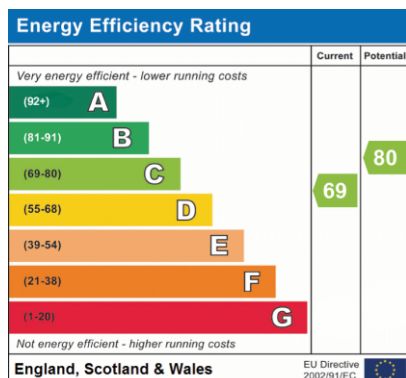


SIDE OF THE PROPERTY

**TENURE** We are informed the tenure is Freehold .

**COUNCIL TAX** We are informed the property is Tax Band D.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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