

PFK

Lowside Barn, Egremont, Cumbria CA22 2UD

Guide Price: £625,000





PRK

LOCATION

Lowside Barn occupies an idyllic position on the outskirts of Egremont town centre in west Cumbria, close to the river Ehen and within walking distance of excellent primary and secondary schools. The town centre offers a good range of amenities including shops, cafes and bus links, with more comprehensive amenities available in nearby Whitehaven, which is located 4 miles north. Conveniently located for commuting to and from Sellafield and other major employment centres along the west coast, the delights of the Lake District National Park are also within easy reach with Gosforth and the beautiful valleys of Wasdale and Eskdale around a 20 minute drive by car.

PROPERTY DESCRIPTION

Lowside Barn is an ideal haven for a young family or those seeking multi-generational living arrangements. With its spacious four bed layout and the additional two bed annexe, there's ample room for everyone to enjoy both privacy and togetherness. Providing all the convenience of an edge of town location, just a short walk to the town amenities and excellent primary and secondary schools, all whilst being relatively close to the delights of the Lake District National Park.

The main house briefly comprises spacious entrance hallway, lounge with attractive wood burning stove, office, stunning open plan living/dining/kitchen, with contemporary kitchen which features an Aga, a large island unit serving as the focal point of the space, a cosy living area with wood burning stove, opening into a sun room extension that is currently used as a dining area and offers superb views over the gardens. A utility room and cloakroom/WC completes the accommodation on the ground floor. To the first floor, there are four double bedrooms, with the principal room benefitting from being built into the grounds, with patio doors opening out onto the gardens to the side, as well as an ensuite shower room. A modern four piece family bathroom completes this level.

The Ginny adjoins the property and can be accessed from the main hallway of the house or completely independently depending upon how it is to be used. Ideal for a dependent relative or perhaps as a holiday cottage, there are two bedrooms, modern dining kitchen, shower room and a unique circular reception room, being a particular highlight of the property, and one which creates a truly enchanting living space that is sure to impress guests if utilised on the holiday letting market.

Standing within just under 1 acre of meticulously landscaped grounds, the property boasts plentiful parking, including a detached double garage, as well as a large stable building with power and lighting, suitable for a variety of uses. The grounds feature a sprawling formal lawn, large patio perfect for entertaining and summer barbecues, further area of lawn and beautiful rockery adorned with a diverse array of plants and flowers.

A truly unique and very special property which can only be fully appreciated in person.

ACCOMMODATION

Entrance Hallway

Accessed via glazed UPVC door. A bright and spacious hallway with a split level staircase leading to the first floor. Exposed timbers and downlights, front aspect window, radiator, tiled flooring, doors giving access to the ground floor rooms and a door leading to the Ginny which is currently utilised as an annexe.

Lounge

3.38m x 5.61m (11' 1" x 18' 5") A bright dual aspect reception room with a window to the front and a further large window to the rear, overlooking the gardens. Attractive wood burning stove set in a sandstone surround with matching hearth, exposed ceiling timbers, spotlighting and exposed wood flooring.

Office

2.42m x 4.17m (7' 11" x 13' 8") Currently used as an office, this is a versatile rear aspect room with radiator and wood effect flooring and could easily be utilised as a single bedroom or play room.

Living/Dining/Kitchen

8.93m x 6.4m (29' 4" x 21' 0") A superb L shaped room, the real heart of the home with exposed timbers, dual aspect windows, downlights and characterful slatted flooring throughout.

The kitchen area is fitted with a range of bespoke, high quality wall and base units with complementary granite work surfacing and upstands, incorporating a Belfast sink with mixer tap. Matching dresser unit and central island with solid wood work surfacing, large Aga with extractor over, integrated fridge and dishwasher.

The kitchen area opens into a generous reading/living area with attractive

multifuel stove set in a brick surround with solid wood mantel and space for lounge furniture. This area in turn opens into the sun room (2.89m x 3.26m (9' 6" x 10' 8") , currently utilised as a dining area, glazed to three sides with part pitched ceiling, two Velux rooflights and patio doors opening out on to the large patio to the rear.

Utility Room

2.49m x 2.21m (8' 2" x 7' 3") Fitted with a range of base units with complementary granite work surfacing and upstands, incorporating a Belfast sink with mixer tap. Plumbing for washing machine, slatted flooring and part glazed UPVC door leading out to the gardens.

Cloakroom/WC

1.25m x 1.08m (4' 1" x 3' 7") Fitted with high level WC, small corner wash hand basin and slab effect flooring.

FIRST FLOOR LANDING

A split level landing with large window overlooking the rear gardens. The landing has exposed timbers and downlights, loft access hatch, radiator, front aspect window and doors giving access to the first floor rooms.

Principal Bedroom

3.49m x 4.11m (11' 5" x 13' 6") A beautiful and bright rear aspect double bedroom. Benefitting from being built into the grounds, this room also has patio doors opening directly out on to the gardens at the side.

Ensuite Shower Room

3.36m x 1.36m (11' 0" x 4' 6") Fitted a three piece suite comprising low level WC, wash hand basin set on a vanity unit and large walk in shower cubicle with mains rainfall shower. Tile effect flooring, radiator and front aspect window.

Bedroom 2

2.42m x 4.1m (7' 11" x 13' 5") With radiator and rear aspect window.

Bedroom 3

3.73m x 4.19m (12' 3" x 13' 9") Rear aspect double bedroom with exposed ceiling timber, decorative picture rail and radiator.

Bedroom 4

5.23m x 3.34m (17' 2" x 10' 11") Large rear aspect double bedroom with radiator.

Family Bathroom

3.6m x 2.14m (11' 10" x 7' 0") Fitted with a traditional four piece suite comprising mid level WC, wash hand basin set on a wood vanity unit with tiled splashback, rolltop claw footed bath with central mixer tap and hand held shower attachment and walk in P shaped shower cubicle with mains shower. Part tiled walls and tiled flooring, downlights, radiator and window.

LOWSIDE BARN GINNY

Currently utilised as a two bed annexe, perfect for use by a dependent relative or even as a holiday cottage, subject to permissions. The Ginny provides a unique living opportunity and offers a large circular lounge, generous kitchen/diner, two good sized bedrooms and a three piece shower room.

The Ginny - Hallway

With exposed ceiling timbers and downlights, loft access hatch, radiator, feature tiled flooring and doors giving access to all rooms.

The Ginny - Lounge

9.4m (max) x 4.77m (30' 10" x 15' 8") Benefitting from its unique shape, this offers bright and spacious living accommodation with three windows positioned around the room and patio doors with glazed side panels leading out to the front of the property, which could be used as the main entrance door, should someone wish to utilise The Ginny as a self contained annexe. A spacious room with exposed timbers and downlights, wood burning stove in a large brick recess with solid wood mantel, two radiators and exposed wood flooring.

The Ginny - Kitchen/Diner

4.65m x 3.07m (15' 3" x 10' 1") Fitted with a range of matching base units with complementary wood work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap. Integrated electric oven with hob and extractor over, ample space for dining table and chairs, exposed ceiling timbers and downlights, radiator, window and exposed wood flooring.

The kitchen/diner gives access into a storage room (1.65m x 1.83m (5' 5" x 6' 0") with plumbing for washing machine.

The Ginny - Bedroom 1

3.29m x 2.41m (10' 10" x 7' 11") With wood effect flooring, radiator and window.

The Ginny - Bedroom 2

2.97m x 2.48m (9' 9" x 8' 2") With window, radiator and wood flooring.

The Ginny - Shower Room

2.41m x 1.81m (7' 11" x 5' 11") Fitted with a three piece suite comprising close coupled WC, wash hand basin and large PVC panelled shower cubicle with mains shower, Matching vanity unit, downlights and vertical heated chrome towel rail.

EXTERNALLY

Gardens and Parking

The property stands in generous private grounds of just under one acre which includes ample driveway parking to accommodate multiple cars and vehicles which leads round to the rear of the property and the detached garage. There are private, landscaped grounds to include a delightful rockery garden which provides a tapestry of colour and texture through being well stocked with a variety of flowers and shrubbery. To the rear of the property there is a private patio area, perfect for alfresco dining including summer barbecues and also entertaining, together with a further expansive lawned area, extending to the boundary of the property which backs on to open countryside.

Garage

5.46m x 5.24m (17' 11" x 17' 2") Detached double garage with power, lighting and space for tumble dryer.

Stable Outbuilding

3.09m x 6.75m (10' 2" x 22' 2") This building with power and lighting, previously a stable could be adapted for a variety of uses and adds a degree of character to the property.

ADDITIONAL INFORMATION

Tenure, Council Tax & EPC

The tenure is freehold.

The EPC rating for the main house is E.

The Council Tax Band for The Ginny is A.

The EPC rating for The Ginny is TBC.

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 : Naphthens 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

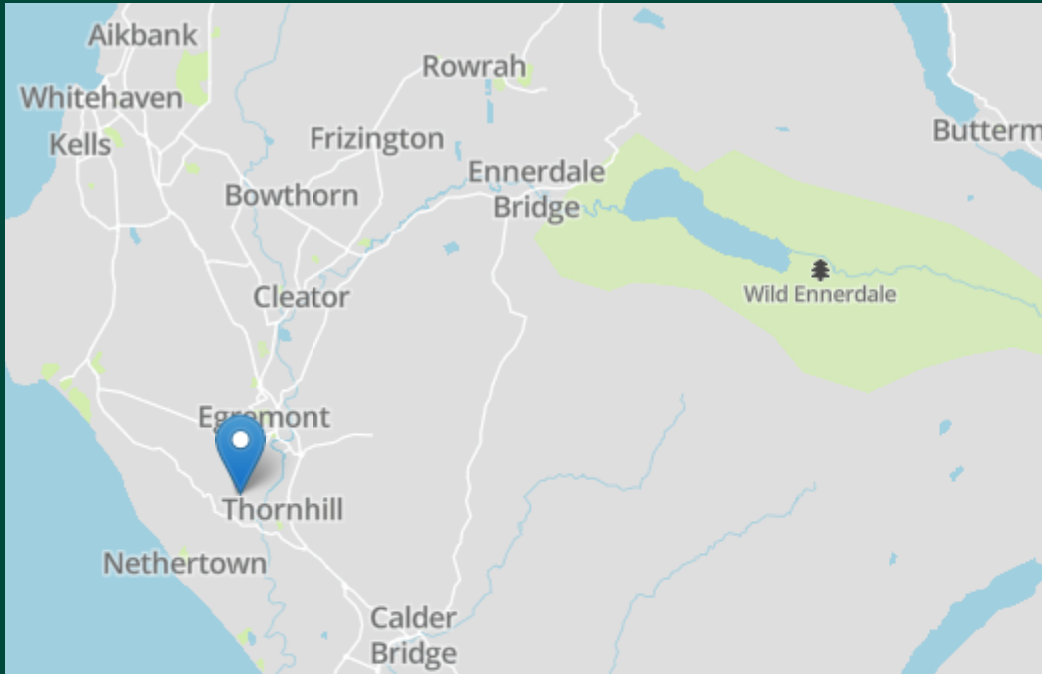
Mains electricity, water and drainage by domestic waste treatment plant. Oil fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Cokermonth office, 01900 826205.

Directions: Lowside Barn can be located using the postcode CA22 2UD and identified by a PFK for sale board. Alternatively by using [what3words:///download.passenger.sweeper](#)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	50	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
3457.4 ft²
321.2 m²


Reduced headroom
3.81 ft²
0.35 m²



Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 1



Floor 0 Building 3

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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