

PKK

Grove Barn, Papcastle, Cockermouth, Cumbria CA13 0JR

Price Guide: £420,000





LOCATION

Papcastle is a small, delightful village located on the periphery of the market town of Cockermouth. The property itself is in an enviable, elevated position in the centre of this sought after village and enjoys stunning views over the town towards the Lake District fells. Enjoying a rural village feeling, yet within only minutes from the town of Cockermouth with its local primary and secondary schools and excellent amenities including swimming pool, gymnasiums, two parks which both offer riverside walks, range of shops and thriving local restaurants and public houses.

PROPERTY DESCRIPTION

Grove Barn is a Grade II Listed, deceptively spacious and character filled, three bedroom barn conversion, situated in a quiet rural position on the edge of the sought after village of Papcastle, enjoying a superb outlook over the Derwent vale towards Cockermouth and the high fells of the Lake District.

The accommodation has a light and airy feeling, rich with period details and charming features - not least the exposed beams and bespoke 'Alan Dawson' custom staircase, and comprises on the ground floor: open plan dining kitchen, second reception room/third bedroom, utility room and shower room. The first floor provides a lounge with vaulted ceiling, exposed beams and a window seat to enjoy the panoramic vista, along with a principal bedroom - with en suite bathroom, and a further double bedroom.

Externally, a delightful, private and gated, courtyard allows for off road parking and outdoor seating, together with an outside store.

ACCOMMODATION

Open Plan Dining Kitchen

8.92m x 4.47m (29' 3" x 14' 8") Accessed via double, wooden entrance doors with glazed side panels. This is a spacious, characterful living space with sandstone window sills, oak flooring and feature oak staircase incorporating bespoke cast iron balustrades and providing access to the first floor accommodation. The kitchen area is fitted with a range of base and wall units in a light, wood effect finish with under cabinet lighting, complementary, wood effect counter tops, tiled splash backs and 1.5-bowl ceramic sink with drainage board and mixer tap. Space/point for gas range cooker with extractor fan over, and space for under counter dishwasher, fridge and freezer. The dining area has point for telephone/broadband and ample space for ten to twelve person dining furniture. Door to utility area and further door to :-

Second Reception Room/Bedroom 3

6.05m x 4.52m (19' 10" x 14' 10") Beautiful, light and airy, room with exposed feature beams and views towards Cockermouth and the Lake District fells. Built in storage cupboard and oak flooring.

Utility Room

2.0m x 1.9m (6' 7" x 6' 3") Fitted with wall mounted shelving and clothes creel. Space/power/plumbing for washing machine and tumble dryer and space for freestanding freezer. Part glazed door giving access to the courtyard garden and inner door into:-

Ground Floor Shower Room

1.68m x 1.6m (5' 6" x 5' 3") Fitted with shower cubicle (with electric shower), WC and wash hand basin. Tiled walls and floor.

FIRST FLOOR

Open Plan Lounge

8.33m x 4.50m (27' 4" x 14' 9") Fabulous reception room with vaulted ceiling, exposed cruk beams, feature stonework, stone fireplace incorporating gas stove and window seat offering space to enjoy the beautiful views over the river Derwent and beyond the valley towards Cockermouth and the Lake District fells. Spotlighting and additional wall mounted lighting.

Principal Bedroom

4.52m x 2.9m (14' 10" x 9' 6") Front aspect, principal bedroom with vaulted ceiling, exposed beams, wall mounted lighting and built in wardrobe storage units. Access to:-

En Suite Bathroom

3.70m x 2.1m (12' 2" x 6' 11") Part tiled, en suite bathroom fitted with three piece suite comprising wood panelled bath, WC and wash hand basin.

Bedroom 2

3.10m x 2.70m (10' 2" x 8' 10") Rear aspect, double bedroom.

EXTERNALLY

Courtyard Garden & Parking

Vehicular access via an attractive, gated, stone archway to a rear courtyard which offers off road parking for one car and a lovely outdoor seating space incorporating boundary stone walling, sandstone paving, feature decorative stone chipped area with raised flower bed and a variety of mature perennials, shrubs and flowers. The courtyard can also be accessed via the utility area within the property.

Storage Outbuildings

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, gas, water & drainage; gas central heating; single glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

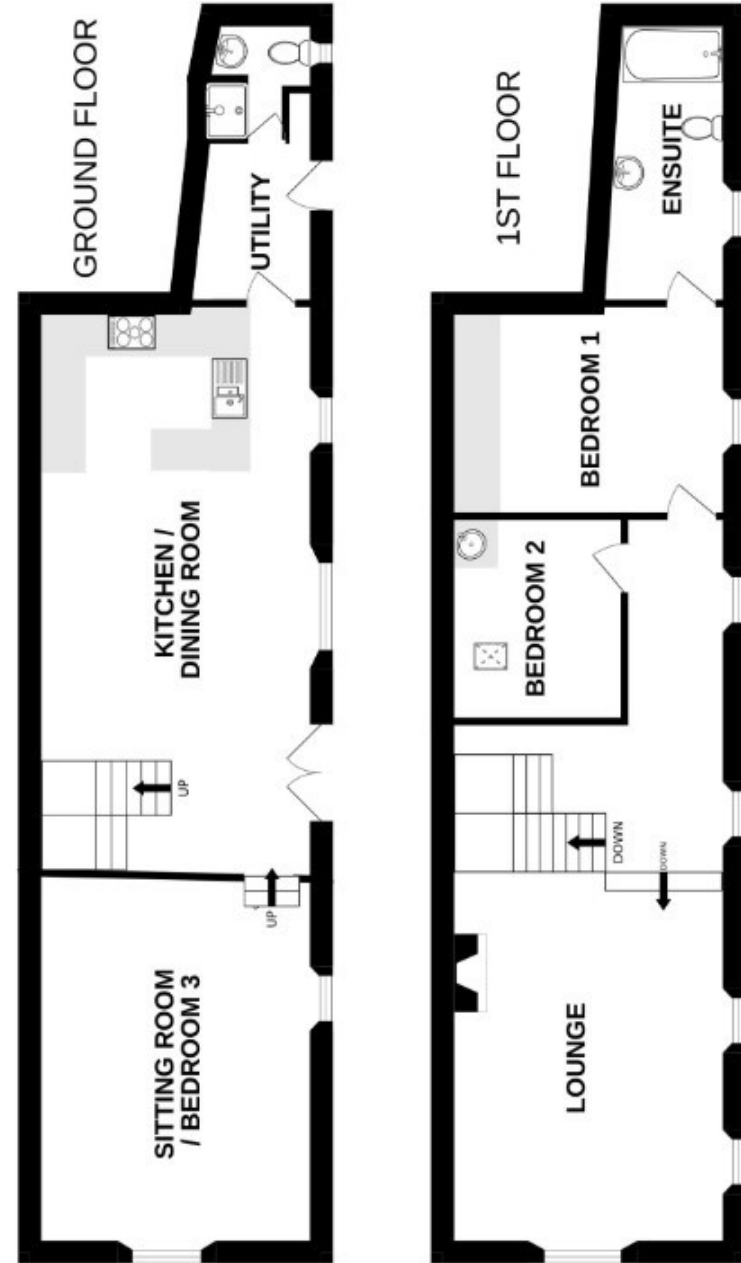
Viewing: Through our Cockermouth office, 01900 826205.

Directions: From PFK Cockermouth office head down Main Street, proceed across the first mini roundabout, then at the second, turn right heading over Gote Bridge. Continue along Gote Road to Papcastle Road and turn left into Papcastle Road. Follow the road into the centre of the village, follow the road round to the right hand side and the property can be found on the right.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



For illustrative purposes only - not to scale