

Cumbrian Properties

Forest Barn, Low Plains Court



Price Region £315,000

EPC-D

Barn conversion | Open views
1 reception | 3 bedrooms | 2 bathrooms
Landscaped rear garden | Garage & parking

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2/ FOREST BARN, LOW PLAINS COURT, CALTHWAITE, PENRITH

Located in a peaceful setting within a small development in a conservation area on the edge of the popular village of Calthwaite is this beautifully presented and updated, three bedroom barn conversion. Approached from a long private drive to an exclusive courtyard with communal gardens at its centre Forest Barn occupies a lovely position with open aspect to the rear, parking and garage. Internally the property provides spacious and characterful accommodation briefly comprising entrance hall, impressive dining kitchen, utility room, cloakroom and lounge with stunning parquet style Karndean flooring. To the first floor there are three bedrooms, master en-suite shower room and family bathroom. The present owners have lovingly updated this property with work that includes a new kitchen, beautiful flooring to the ground floor, landscaping the garden and replacing the boiler, wood burning stove and oil tank. With nothing to do other than move in this beautiful property is sold with no onward chain and must be seen to fully appreciate the accommodation on offer.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Feature wood framed double glazed arched door into the entrance hall.

ENTRANCE HALL Karndean flooring, understairs storage cupboard, radiator, door to lounge and opening to the dining kitchen.

DINING KITCHEN (16' x 10') Fitted kitchen incorporating a ceramic sink with mixer tap, integrated dishwasher and fridge, built-in oven and induction hob, space for fridge freezer, radiator, Karndean flooring, wood framed double glazed window to the rear, two feature wood framed double glazed windows to the front and door to utility room.



DINING KITCHEN

UTILITY ROOM Plumbing for washing machine, space for tumble dryer, floor standing boiler, Karndean flooring, radiator, built-in storage cupboard, wood framed double glazed door to the garden and door to cloakroom.

CLOAKROOM Low level WC, wash hand basin, part tiled walls, radiator and Karndean flooring.

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LOUNGE (16' x 13'8) Parquet style Karndean flooring, two feature wood framed double glazed arched windows to the front, wood framed double glazed window to the rear, exposed sandstone wall, exposed ceiling beams, staircase to the first floor, radiator and wood burning stove with sandstone hearth and surround.



LOUNGE

FIRST FLOOR

LANDING Exposed ceiling beams, radiator, feature wood framed double glazed arched window to the front, doors to bedrooms and bathroom.

BEDROOM 1 (11' x 10') Fitted wardrobes, wood framed double glazed window to the front, exposed beams, radiator and door to en-suite shower room.



BEDROOM 1

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EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle, low level WC and wash hand basin. Fully tiled walls, beamed ceiling and radiator.



EN-SUITE SHOWER ROOM



BATHROOM

BATHROOM Three piece suite comprising shower above bath, low level WC and wash hand basin. Radiator, built-in storage cupboard and part tiled walls.

BEDROOM 2 (16' x 8'9) Exposed beams, fitted wardrobes, radiator, feature exposed sandstone wall and wood framed double glazed window to the rear with a lovely outlook over the garden and neighbouring fields towards the Pennines.



BEDROOM 2

BEDROOM 3 (11'9 narrowing to 5'6 x 7'8 narrowing to 5') Beamed ceiling, built-in wardrobes, radiator and wood framed double glazed window to the rear with a lovely outlook over the garden and neighbouring fields towards the Pennines.

OUTSIDE Block paved parking to the front of the property for one car, a separate single garage with up and over door, and a lawned front garden with path to the front door and well stocked flower bed. To the rear of the property is a beautifully landscaped enclosed garden with central lawn, well stocked flower beds and paved patio seating area, backing on to the neighbouring fields with lovely views towards the Pennines. Additional visitor parking is also available.

LOCATION Calthwaite offers great access to the A6 and M6 and is equidistant between Carlisle and Penrith. Calthwaite itself has a pub, nursery, primary school and close by is the village of Armathwaite where there is a shop, Post Office, pubs, school and railway station on the Carlisle to Settle line.

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FRONT GARDEN



GARAGE



GARDEN



PARKING



VIEW

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TENURE We are informed the tenure is Freehold.
Water and sewerage £91 per quarter.
Grass cutting of communal areas £76.36 usually payable in October.

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.

