

Cumbrian Properties

The Old Barn, Raughton Head Hill



Price Region £295,000

EPC-F

Characterful barn conversion | Countryside views
Spacious dining lounge | 2 double bedrooms
Generous gardens & parking | No onward chain

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2/ THE OLD BARN, RAUGHTON HEAD HILL, CARLISLE

Nestled away in the most picturesque location less than a five minute drive into the village of Dalston is this beautiful Grade II Listed two double bedroom semi-detached barn conversion. Bursting with rural charm and original features, the oil central heated spacious accommodation offers generous gardens, plenty of parking and stunning countryside views. The dining lounge with mezzanine landing above has a multi fuel stove, gorgeous exposed stone wall and plenty of space for entertaining. The country style kitchen has bespoke hand carved wooden storage units with tiled worksurfaces, arrow slit windows and stable door leading out to the garden. There is also a handy utility room, storage area and cloakroom which could easily be converted into a ground floor shower room. To the first floor off the mezzanine landing there is a quirky layout of a master bedroom with fitted wardrobes, accessed via the four piece bathroom with free standing roll top bath, a second double bedroom with countryside views and vaulted ceiling with original beams and an eaves room providing plenty of storage. The outside space caters for everything and everyone. The secure lawned gardens provide a safe space to play for children or pets, a separate garden which would make an ideal vegetable plot or orchard for the green fingered gardener and would also be an ideal spot for keeping chickens. For those who prefer to relax and enjoy the outdoors with a glass of wine, there are perfect seating area's with stunning views across the countryside. There are also lots of handy storage areas including garden shed and log store. The property really is a hidden gem, offering everything you could wish for from a country cottage but within easy access to the amenities of Dalston including shops, schools, doctors and the railway station, just 15 minutes drive into Carlisle and 30 minutes to the Lake District National Park.

The accommodation with approximate measurements briefly comprises:

Entry via front door into a spacious dining lounge.

DINING LOUNGE (28'3 x 18') Multi fuel stove, exposed brick walls, beamed ceiling, open wooden staircase to the first floor, two radiators, double glazed velux window, double glazed windows to the front and rear elevations along with original arrow slit windows. Doors to utility and kitchen.



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DINING LOUNGE

UTILITY (8'9 x 4') Plumbing for washing machine, sink unit with storage, original stone flooring and door to cloakroom.

CLOAKROOM WC, oil boiler, stone flooring and double glazed window.

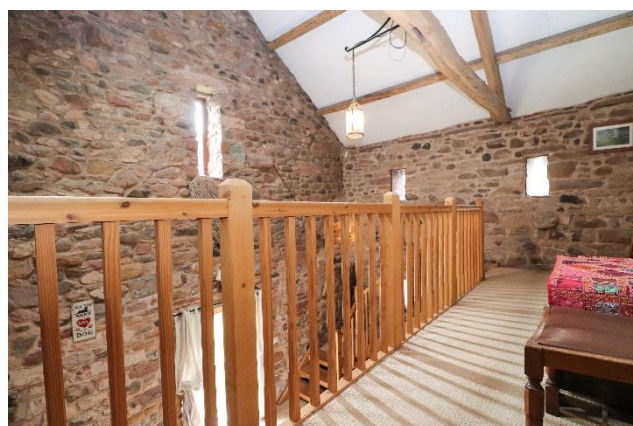
KITCHEN (20'3 x 10') Hand carved base storage units, a Belfast sink, space for free standing electric cooker (also with a point for a gas cooker), tiled worksurfaces, original stone flooring, stone walls, ceiling spotlights, double glazed windows to three elevations, arrow slit windows, radiator and stable door leading to the garden.



KITCHEN

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FIRST FLOOR Mezzanine galleried landing overlooking the lounge with original beamed ceiling, doors to bathroom, bedroom 2 and storage cupboard.



MEZZANINE GALLERIED LANDING

BEDROOM 2 (12' x 12') Vaulted ceiling with original beams, feature stone wall, radiator and double glazed window to the rear with views over the countryside.



BEDROOM 2

BATHROOM (13' x 6') Three piece suite comprising of shower over free standing roll top bath, wash hand basin and WC. Original beamed ceiling, two arrow slit windows, feature stone walls, radiator and door to bedroom 1.



BATHROOM

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BEDROOM 1 (18'6 max x 9') Two double glazed half moon windows, built in wardrobes, original beamed ceiling, radiator and feature stone walls.



BEDROOM 1

OUTSIDE To the front of the property there is forecourt parking for two vehicles. Generous rear gardens incorporating a private patio seating area with stunning views over the countryside, a lawned garden with mature trees including plum & quince and raised beds. Gravelled area which provides additional parking, garden shed and oil tank, and a separate lawned garden with apple trees and would be an ideal orchard, vegetable plot or an area to keep chickens. Outside water supply, gas point for bottled gas and double gates leading to a side garden which provides an area for the log store.



GARDENS

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VIEW



PARKING

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.

