

# Cumbrian Properties

## Westnewton Lodge, Westnewton



**Price Region £260,000**

**EPC-**

Barn conversion | 29' family dining kitchen

1 reception | 3 bedrooms | 3 bathrooms

No Chain | Rural village location

## 2/ WESTNEWTON LODGE, WESTNEWTON, NR ASPATRIA

This stunning, three bedroom, three bathroom, barn conversion provides spacious and low maintenance living at its finest and is situated in a rural village less than a 10 minute drive to local amenities and seven miles from the Solway Coast. The property is double glazed and has underfloor heating throughout and briefly comprises lounge with stove effect fire, a spacious 29' family dining kitchen with Range style cooker, island unit and granite worksurfaces along with a utility room and ground floor cloakroom. To the first floor is a good size galleried landing leading to three en-suite double bedrooms. The property enjoys views over the neighbouring fields, off-street parking and would suit those looking for a low maintenance property in rural setting. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Feature glazed entrance door into the spacious family dining kitchen with door to the lounge.**

**LOUNGE (19'6 x 14'6)** Slate flooring, gas fired stove and two wooden windows to the side.



LOUNGE

**FAMILY DINING KITCHEN (29' x 21' max)** Fitted kitchen with granite worksurfaces incorporating freestanding Range style gas cooker with extractor hood above, undermounted sink, integrated dishwasher, island unit with granite worksurface, slate flooring, three double glazed windows, ceiling spotlights, open solid wood staircase to the first floor and door to the utility room.



FAMILY DINING KITCHEN

3/ WESTNEWTON LODGE, WESTNEWTON, NR ASPATRIA



FAMILY DINING KITCHEN

**UTILITY ROOM (10' x 7')** Fitted kitchen units and worksurfaces incorporating a stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, slate flooring, door to the rear and door to cloakroom.



UTILITY ROOM

**CLOAKROOM (7' x 4'5)** Two piece suite comprising WC and wash hand basin. Slate flooring.

**FIRST FLOOR**

**GALLERIED LANDING** Double glazed wooden window to the front, wood flooring, storage cupboard housing the boiler and water tank, doors to all bedrooms.

**BEDROOM 1 (14'6 x 11'6)** Double glazed wooden window, wood effect flooring, ceiling spotlights and door to the en-suite shower room.



4/ WESTNEWTON LODGE, WESTNEWTON, NR ASPATRIA

**EN-SUITE SHOWER ROOM** Three piece suite - WC, wash hand basin & corner shower unit. Tiled walls, tiled flooring, ceiling spotlights, heated towel rail & Velux window.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (15' x 10' max)** Double glazed wooden window to the front, wood effect flooring and door to the en-suite bathroom.

**EN-SUITE BATHROOM** Four piece suite comprising bath, shower, wash hand basin and WC. Tiled walls, heated towel rail and ceiling spotlights.



BEDROOM 2

**BEDROOM 3 (13'6 x 10')** Double glazed window to the front, wood effect flooring, ceiling spotlights and door to the en-suite shower room.

**EN-SUITE SHOWER ROOM** Three piece suite comprising double shower unit, WC and wash hand basin. Ceiling spotlights, tiled flooring and heated towel rail.



5/ WESTNEWTON LODGE, WESTNEWTON, NR ASPATRIA

**OUTSIDE** Parking is available at the property.



SIDE OF THE PROPERTY



FRONT OUTLOOK

**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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