

PFK

The Barn and Ash Lodge, Gosforth, Seascale, Cumbria CA20 1AZ

Guide Price: £550,000





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LOCATION

The popular village of Gosforth is situated within the Lake District National Park, a short distance from the coast and beaches of Seascale and gateway to the beautiful valleys of Wasdale and Eskdale. Gosforth has a good range of amenities including shops, restaurants and a primary school, and is conveniently placed for commuting to the major local employment centres of the area. Seascale is some 2 miles away with an excellent range of amenities including school, GP and pharmacy and has the fantastic advantage of a railway station on the Cumbrian coastal line which connects with the west coast main line.

PROPERTY DESCRIPTION

A truly fascinating Grade II Listed barn conversion occupying a delightful position close to the centre of the Lakeland village of Gosforth in the National Park, complete with an adjoining annexe perfect for a dependent relative or for holiday letting, and extensive manicured grounds, stunning outdoor kitchen, summerhouse and 2 nature ponds. Adjoining the property and available to purchase by negotiation is Pine Lodge, a 2 bed end mews barn conversion currently utilised as a long term let and again providing excellent income potential if utilised as a holiday cottage.

The Barn and Ash Lodge present a truly unique opportunity for an extended family with the adjoining annexe, Ash Lodge, perfect for use by a dependent relative. Currently utilised as a holiday cottage, Ash Lodge is a beautiful addition to the property and would suit buyers looking to relocate to the area with this offering an attractive income stream.

The Barn, has been lovingly restored and maintained by the present owners to create a stunning family home with a perfect blend of contemporary styling and character retained from the original barns. The accommodation, which is configured in a reverse style arrangement, briefly comprises entrance, hallway, impressive principal suite with private bathroom, further double bedroom and family bathroom to the ground floor. The main living accommodation spans the entire first floor with beautiful apex beams, inglenook fireplace with wood burning stove and contemporary kitchen with access on to a private balcony. Stairs from the main living area lead on to an attractive mezzanine level perfect for use as a bedroom, snug or home office. The external space is perhaps the property's biggest surprise, with a parking area to the front for multiple vehicles, the property also boasts a recently completed outdoor kitchen with dining area and balcony above. There is a large byre spanning the full length of the barn leading from the main entrance, housing the biomass boiler and providing an excellent storage space and scope for a variety of uses. The gardens extend to the side of the barns and have been beautifully landscaped with large sections of lawn, several seating areas including a delightful timber summerhouse and 2 nature ponds.

Ash Lodge offers characterful 2 bed accommodation which in brief comprises lounge, kitchen, first floor shower room and two good sized bedrooms, one of which benefits from an ensuite. There is plentiful parking to the front of the barns to allocate parking and some outside space to residents of Ash Lodge.

ACCOMMODATION - THE BARN

Entrance

Accessed via traditional wood door. A large entrance area with slabbed flooring, access to the rear into the large byre, access into the utility room, currently used as a laundry room for the holiday cottage next door and access into the entrance hall of the main house.

Utility Area

1.34m x 5.22m (4' 5" x 17' 2") With wash hand basin, plumbing for washing machine and tumble dryer, space for large fridge freezer and stone flooring.

Hallway

With traditional barn features including exposed beams and timbers, feature windows with stone lintels, traditional wood stable door leading to the staircase giving access to the main living accommodation. Understairs cupboard, radiator, wood flooring and doors to bedrooms and shower room.

Family Shower Room

2.37m x 2.81m (7' 9" x 9' 3") (configured in a Jack & Jill style, so could be used as an ensuite for bedroom 2). Fitted with contemporary three piece suite comprising walk in shower cubicle with mains shower, wash hand basin set on large, high gloss vanity unit and close coupled WC. Fully tiled walls and flooring, window and radiator.

Bedroom 2

3.28m x 5.21m (10' 9" x 17' 1") With traditional stable door, exposed ceiling timbers, window and traditional radiator.

Principal Bedroom

5.44m x 6.62m (17' 10" x 21' 9") A most impressive principal suite with beautiful feature timbers and exposed ceiling timbers, fitted wardrobes in alcoves with matching dresser, wood effect flooring, three front aspect windows and open access into the ensuite.

Ensuite Bathroom

Fitted with four piece suite comprising panelled bath, bidet, wash hand basin on vanity unit and close coupled WC. Tiled walls, downlights and walk in dressing room to one end.

FIRST FLOOR

Living/Dining/Kitchen

12.97m x 6.66m (42' 7" x 21' 10") (overall measurements) A most impressive, open plan living space with exposed feature timbers and apex beams, and inglenook fireplace with attractive wood burning stove. Four cast iron radiators and large bay window with additional small barn windows around the room, flooding the entire space with natural light.

Providing ample space for dining and seating, the kitchen has been fitted to include matching, shaker style wall and base units with matching breakfast bar and complementary wood work surfacing, incorporating 1.5 bowl ceramic sink and drainer unit with mixer tap. Integrated dishwasher and Aga, wood flooring and side access leading out on to a private paved balcony overlooking the gardens with external steps leading down to the outdoor kitchen and gardens beyond. Opens into a home office/study.

Home Office/Study

3.65m x 3.06m (12' 0" x 10' 0") With floor to ceiling window and stairs giving access to a mezzanine level, this versatile room could be utilised as a bedroom, snug or home office and provides a variety of options to a purchaser.

EXTERNALLY - THE BARN

Gardens and Parking

To the front of the property, there is an extensive parking area for multiple vehicles, with ample space for allocated parking for the adjoining lodge. The main property leads on to a beautiful outdoor kitchen area with pergola, space for large dining table and chairs, pizza oven and provides a beautiful social space for dinner parties. The external, metal staircase from this area which leads up on to the balcony, can also be accessed from the main living room of the barn. A beautiful, decorative chipped sitting area beyond this, provides access on to the main gardens which extend to around 0.66 of an acre and are bordered by hedging and mature trees. The gardens are mainly laid to lawn with a variety of wild flowers, two nature ponds with wildlife and ducks, which can be enjoyed from several seating areas, together with a timber summerhouse, currently utilised by the owners as a snug, with a decked patio area from where to enjoy the last of the days sun. The Barn also benefits from a large byre which runs the length of the full property, houses the biomass boiler and provides excellent storage space.

ACCOMMODATION - ASH LODGE

Adjoining the main property, Ash Lodge is currently utilised by the owners as a holiday cottage.

Ash Lodge - Living Room

5.41m x 6.62m (17' 9" x 21' 9") Accessed via a traditional, glazed wooden entrance door. With stairs leading to the first floor, exposed floor to ceiling timbers and wood effect flooring. Freestanding wood burning stove, cast iron Victorian style radiator, front aspect window and open access into the kitchen. There is also a door from this room which leads into the main property, allowing the flexibility for multi generational living perhaps, for a dependent relative or for further ancillary accommodation as required.

Ash Lodge - Kitchen

2.44m x 1.83m (8' 0" x 6' 0") Fitted with a range of matching wall and base units with complementary work surfacing. Incorporating Belfast sink with mixer tap and tiled splashbacks. Space for cooker and undercounter fridge, window and tile effect flooring.

ASH LODGE - FIRST FLOOR LANDING

With access to bedrooms and bathroom.

Ash Lodge - Bedroom 1

2.83m x 3.57m (9' 3" x 11' 9") With front aspect bay window, radiator and access into ensuite.

Ash Lodge - Ensuite Bathroom

1.74m x 3.57m (5' 9" x 11' 9") Fitted with three piece suite comprising wood panelled bath with shower attachment over, wash hand basin and low level WC, part tiled walls, storage cupboard and chrome laddered radiator.

Ash Lodge - Inner Landing

Leading to bedroom 2 and the main bathroom, with a further door from this area providing access into the main property if required.

Ash Lodge - Bedroom 2

4.26m x 2.94m (14' 0" x 9' 8") An attractive twin room with radiator and twin windows.

Ash Lodge - Shower Room

3.05m x 1.69m (10' 0" x 5' 7") Fitted with three piece suite comprising corner shower cubicle with mains shower, wash hand basin on high gloss vanity unit and low level WC. Tiled walls, chrome laddered radiator and Velux rooflight.

EXTERNALLY - ASH LODGE

With allocated parking to the front.

ADDITIONAL INFORMATION

Lodge Letting Income

Further details of income for Ash Lodge would be available on request to interested parties only, by contacting Cockermouth office.

Personal Interest Declaration

Estate Agency Act 1979 Please be advised the seller is related to an employee of PFK Estate Agents.

Tenure, Council Tax & EPC ratings

The tenure is freehold.
The Council Tax band for The Barn is E and for Ash Lodge is C.
The EPC rating for The Barn is E and for Ash Lodge is D.

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 and drainage, private water supply. The heating is provided by biomass boiler (RHI income generated available on request) and double glazing installed throughout. Solar panels fitted (details of income generated, available to interested parties). 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: The property can be located using the postcode CA20 1AZ and identified by a PFK 'For Sale' board. Alternatively by using What3Words/////jazz.merge.puzzled



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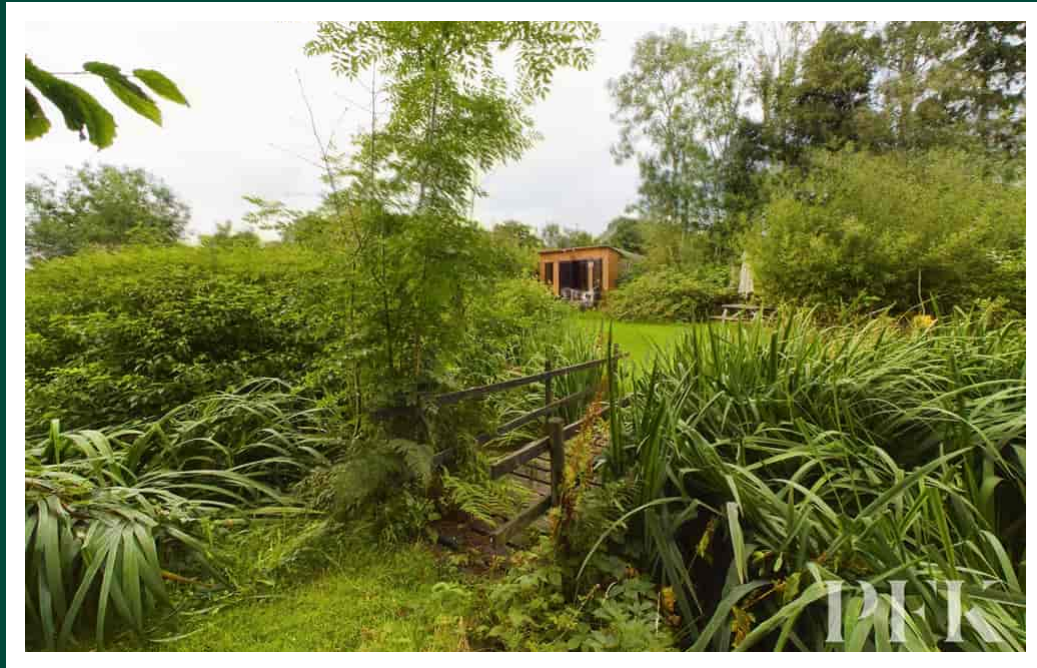
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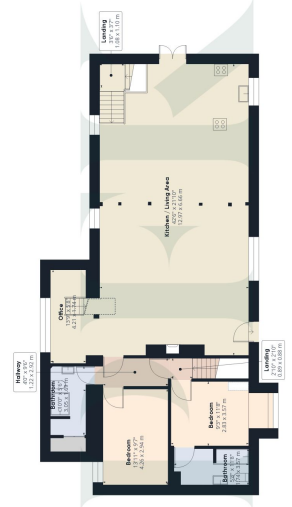


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	<p>Approximate total area⁽¹⁾ 3343.24 ft² 310.6 m²</p> <p>Reduced headroom 200.12 ft² 18.59 m²</p>		<p>(1) Excluding balconies and terraces</p> <p>⌊: Reduced headroom (Below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for plan or for illustrative purposes only.</p> <p>GIRAFFE360</p>
	<p>Floor 1 Building 1</p> 	<p>Floor 0 Building 1</p> 	