

Cumbrian Properties

The Barn, Caldbeck



Price Region £795,000

EPC-D

Detached farmhouse | Adjoining 2 bedroom annexe
3 receptions | 7 bedrooms | 3 bathrooms
Generous gardens | Popular village location | Flexible layout

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2/ THE BARN, CALDBECK

This stunning detached farmhouse provides flexible living accommodation within the main house providing five bedrooms, two reception rooms and two bathrooms with an adjoining two bedroom annexe plus a single storey, first floor barn both with independent access to the house. Located in the popular village of Caldbeck on the fringe of the National Park, the property has beautiful generous lawned gardens, parking for multiple vehicles and views over the neighbouring field. Situated in the heart of the village but tucked away in a stunning, private location, this unique property provides an exceptional family home comprising entrance porch leading into a spacious entrance hall, a dining room with multi-fuel stove, and separate sitting room both with views over the garden and neighbouring fields, a spacious kitchen with walk in pantry, two offices/playroom, five double bedrooms – three with fitted wardrobes, an en-suite shower room and bathroom with separate cloakroom. To the ground floor there is access into the separate annexe which also benefits from having its own front door. The spacious open plan lounge/dining kitchen leads to two double bedrooms a three piece bathroom – all with views over the garden/fields. To the first floor is access to a 30' barn with an adjoining 22' second barn/workshop which has its own independent access via concrete steps from the courtyard, providing excellent potential as an extension to the main house. The lawned gardens provide plenty of space for outdoor entertaining, children's play areas or vegetable gardens with the added benefit of a summer house and brick built outhouses for storage. Caldbeck is a picturesque village to the west of Carlisle with a tight knit community benefiting from its own amenities including primary school, doctors, village shop, cafés and pub. Within catchment area for Nelson Thomlinson secondary school just 13 miles to Carlisle, 7 miles to Wigton and 16 miles to Keswick. The property is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through front door into the entrance porch.

ENTRANCE PORCH Double glazed windows & oak door leading into the entrance hall.

ENTRANCE HALL Staircase to the first floor, built-in understairs storage, beamed ceiling, cast radiator and doors leading through to the kitchen, dining room, sitting room, cloakroom and inner hallway.



ENTRANCE PORCH



ENTRANCE HALL

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DINING ROOM (14' max x 11'9 max) Double glazed window to the rear with views over the garden and field beyond, cast radiator and beamed ceiling.



DINING ROOM

KITCHEN (15'9 x 10'9) Fitted kitchen incorporating AGA, four burner electric hob and undermounted dual sink unit with mixer tap. Plumbing and space for washing machine, double glazed windows to the front and side elevation, ceiling spotlights, door to pantry, & stable door leading to the rear porch.



KITCHEN

PANTRY (11'8 max x 5' max) Oil boiler, double glazed window to the side, and provides plenty of storage.



UTILITY/PANTRY

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SITTING ROOM (17'5 max x 12' max) Log burning stove set in a stone fireplace with oak lintel above, double glazed window to the rear with views over the garden and field beyond, single glazed window looking into the entrance hall, cast radiator and coving to the ceiling.



SITTING ROOM

CLOAKROOM Two piece suite comprising wash hand basin and WC. Partially tiled walls, frosted glazed window and ceiling beam.

INNER HALLWAY Doors leading through to office 1 and 2 and the annexe.

OFFICE 1 (14' x 6'5) Double glazed window to the rear and cast radiator.

OFFICE 2 (11' x 6'5) Double glazed window to the front and cast radiator.



OFFICE 1



OFFICE 2

ANNEXE Separate entrance from the front of the property and comprises open plan living room and kitchen, two bedrooms and a shower room.

ANNEXE OPEN PLAN LIVING ROOM & KITCHEN (29'6 max x 17'8 max)

KITCHEN Fitted kitchen incorporating electric oven and four burner hob, integrated dishwasher, plumbing and space for washing machine, stainless steel sink with mixer tap and two built-in storage cupboards (one housing the consumer unit and meters).

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LIVING AREA Two cast radiators, two double glazed windows to the rear, built-in shelving and opening into the rear hallway.



ANNEXE OPEN PLAN LIVING & KITCHEN



ANNEXE OPEN PLAN LIVING & KITCHEN

REAR HALLWAY Doors leading through to both bedrooms and bathroom.

ANNEXE BEDROOM 1 (11'9 max x 8'1 max) Double glazed window to the side, built-in wardrobe and cast radiator.

ANNEXE BEDROOM 2 (12' x 8') Double glazed window to the side and cast radiator.



ANNEXE BEDROOM 1



ANNEXE BEDROOM 2

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ANNEXE BATHROOM (6'7 x 4'5) Three piece suite comprising shower over panelled bath, wash hand basin & WC. Tiled splashback, double glazed window & heated towel rail.



ANNEXE BATHROOM

MAIN HOUSE

FIRST FLOOR LANDING Beamed ceiling. Doors to bedrooms 1-5, bathroom and cloakroom.



LANDING

BEDROOM 1 (17'5 x 10'5) Double glazed windows to the side and rear elevations, two cast radiators and beamed ceiling.



BEDROOM 1

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BEDROOM 2 (14' x 11') Double glazed window to the front, range of fitted wardrobes, cast radiator and beamed ceiling.



BEDROOM 2

BEDROOM 3 (12'4 x 9'3) Double glazed window to the rear, built-in wardrobes, cast radiator and beamed ceiling.



BEDROOM 3

BEDROOM 4 (12'3 x 10') Double glazed window to the rear, built-in wardrobes, cast radiator and beamed ceiling.



BEDROOM 4

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BATHROOM (8'8 x 6'3) Two piece suite comprising shower over panelled bath and wash hand basin. Double glazed window to the front, built-in storage housing the hot water tank, fully tiled walls and heated towel rail.

CLOAKROOM WC, double glazed window, beamed ceiling and fully tiled walls.



BATHROOM & CLOAKROOM

BEDROOM 5 (18' x 8') Double glazed window to the rear, radiator, beamed ceiling, and doors leading through to an en-suite shower room and the barn.



BEDROOM 5

EN-SUITE SHOWER ROOM (10'6 max x 8' max) Three piece suite comprising corner shower cubicle, wash hand basin and WC. Double glazed window to the front, cast radiator, boarded splashback and beamed ceiling.



EN-SUITE SHOWER ROOM

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BARN (30' x 28') Double glazed windows to the front and rear elevation, arrow slit windows to the side, vaulted beamed ceiling, electric heating and door and step up to a second adjoining barn.

ADJOINING BARN (22' max x 15'9 max) Beamed ceiling, double glazed windows to the side elevations, electric heating and door to the outside of the property via an external stairway.

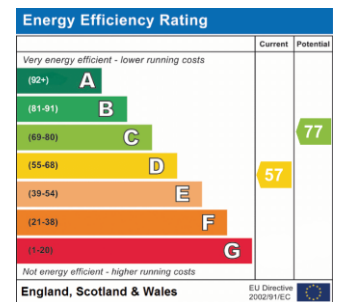


BARN

OUTSIDE To the front of the property there are lawned gardens bordered by mature trees and plants, along with driveway parking for multiple vehicles, external water supply, outbuilding and gates providing vehicle and pedestrian access to a paved courtyard garden, with two further outbuildings. To the rear of the property is a generous lawned garden with raised borders and summerhouse with views over the adjoining fields.



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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band F.

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.

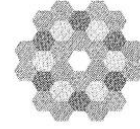
ANTI-MONEY LAUNDERING (AML) CHECKS

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.

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HM Land Registry
Official copy of
title plan

Title number **CU267801**
Ordnance Survey map reference **NY3239NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cumberland**



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