

Cumbrian Properties

Barn End, Wigton



Price Region £260,000

EPC-F

Barn conversion | Semi rural location
2 reception rooms | 3 bedrooms | 2 bathrooms
Parking & garage | Walled garden | No chain

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2/ BARN END, WIGTON

This immaculately presented, Grade II listed, three bedroom, two bathroom barn conversion is full of rural charm with exposed stone walls, feature port hole windows and a colourful walled garden along with plenty of parking. Situated in a semi-rural location just 5 minutes to Wigton, 15 minutes to the amenities of Carlisle and in an ideal location for the Lake District National Park. The double glazed and electric heated accommodation offers spacious rooms with plenty of storage. To the ground floor there is a welcoming entrance hall with practical ground floor cloakroom and utility cupboard, a 33' lounge with feature exposed stone wall and floor to ceiling windows looking into the sun room. The spacious sun room is light and airy with French doors leading out to the rear garden and there is a cottage style kitchen fully integrated with quality appliances. Off the first floor landing there are three generously sized bedrooms with fitted wardrobes to two and the master having stunning views across the countryside along with an en-suite shower room with spa shower and under floor heating. There is also a three piece family bathroom with feature stained glass window. Externally the property benefits from pretty cottage style walled gardens, a single garage and off street parking for two to three vehicles. This property would suit families and couples alike being within the catchment area of popular primary and secondary schools, just a five minute drive into Wigton and just half an hour to Keswick and Cockermouth. The property further benefits from being sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Staircase to the first floor, electric heater and wood effect flooring. Doors to kitchen, dining lounge, cloakroom and utility cupboard.



ENTRANCE HALL

KITCHEN (10'7 max x 7'3 max) Fitted kitchen incorporating an electric double oven and four burner hob with extractor hood above, under mounted sink with mixer tap, brick effect tiled splashbacks, under counter lighting and integrated microwave, fridge, freezer and dishwasher. Ceiling spotlights, double glazed window to the front and wood effect flooring.

3/ BARN END, WIGTON



KITCHEN

DINING LOUNGE (33'3 x 12' max) Feature exposed stone wall, floor to ceiling windows overlooking the sun room, coal effect electric fire, three electric heaters, coving to ceiling, double glazed window and glazed door leading to the sun room.



DINING LOUNGE

SUN ROOM (25' x 10') Double glazed windows and French doors leading out to the rear garden, two double glazed velux windows, feature exposed stone wall, two electric heaters, ceiling spotlights and tiled flooring.

4/ BARN END, WIGTON



SUN ROOM

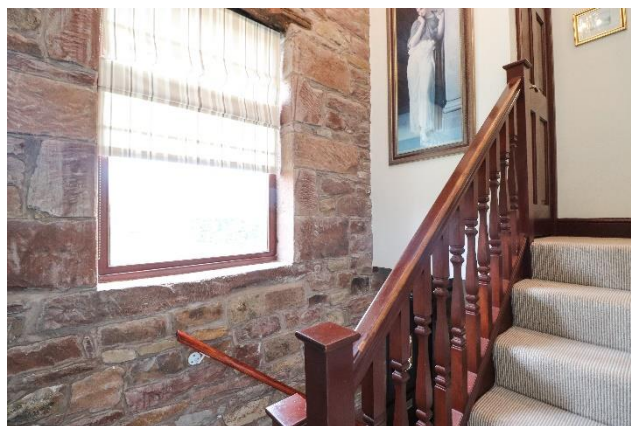
CLOAKROOM Two piece suite comprising of wash hand basin and WC. Tiled splashback and ceiling spotlights.

UTILITY CUPBOARD Plumbing for washing machine, storage space and also houses the consumer unit.



CLOAKROOM

FIRST FLOOR Half landing with double glazed window and electric heater. Landing with doors to bedrooms, bathroom and airing cupboard housing the hot water cylinder.



STAIRS AND LANDING

5/ BARN END, WIGTON

BEDROOM 1 (15'3 max to fitted wardrobes x 10'8 max) A range of fitted bedroom furniture, electric heater, ceiling spotlights, coving to ceiling and double glazed window to the rear with views over the countryside. Door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (6'4 x 6'3) Three piece suite comprising of spa shower, vanity unit wash hand basin and WC with concealed cistern. Part tiled walls, heated towel rail, double glazed velux window, ceiling spotlights, tiled flooring and stained glass port hole window.



EN-SUITE SHOWER ROOM

BEDROOM 2 (10'4 x 9') A range of fitted wardrobes, double glazed window to the side, electric heater, ceiling spotlights, coving to ceiling and feature port hole window.



BEDROOM 2

6/ BARN END, WIGTON

BEDROOM 3 (9'9 x 9'7) Double glazed window to the side, feature port hole window, electric heater, coving to ceiling and access to a boarded loft with lighting via a drop down ladder.



BEDROOM 3

BATHROOM (7' x 6') Three piece suite comprising of panelled bath with shower attachment, wash hand basin and WC. Tiled splashbacks, ceiling spotlights, heated towel and feature stained glass window.



BATHROOM

OUTSIDE To the front of the property there is a gravelled driveway providing off street parking, a single garage within the courtyard with block paved driveway in front and a raised flower bed garden. To the rear is a pretty walled garden bordered by mature trees and flowering plants with a pleasant patio seating area. The gardens although communal have their own privacy and are maintained as part of the Leasehold services.



REAR GARDENS

7/ BARN END, WIGTON



REAR GARDEN

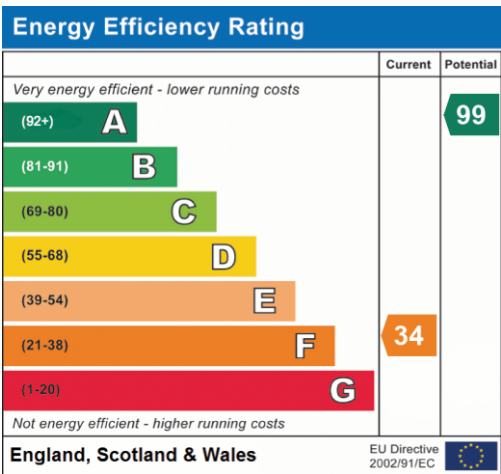


FRONT EXTERNAL

TENURE We are informed the tenure is Leasehold – 999 year lease from 1990. Service charge approx. £300 per annum in 2 instalments. Peppercorn rent.

COUNCIL TAX To be confirmed

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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