

Cumbrian Properties

Gin House Barn, Burrells



Price Region £330,000

EPC-

Terraced barn conversion | Stunning entrance hall
1 reception | 3 bedrooms | 2 bathrooms
Modern kitchen | Generous plot with beautiful views

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2/ GIN HOUSE BARN, BURRELLS, APPLEBY

A stunningly presented, charming, terraced barn style residence situated in the tranquil rural hamlet of Burrells just outside the historic market town of Appleby. The property blends rustic period features with modern comforts which include a newly fitted kitchen. The home centres around a welcoming living space with a multi fuel stove, exposed beams and stonework that highlight its heritage. The double glazed and gas central heated accommodation includes a spacious master bedroom with an en-suite shower room alongside additional well-proportioned rooms that make it equally suited for family living or a countryside retreat. The thoughtful balance of traditional craftsmanship and contemporary finishes ensures that Gin House Barn offers both warmth and practicality in a rural setting. To the rear of the property there are beautifully maintained gardens that give stunning views of the countryside with ample off-road parking on the gated, private driveway that can easily fit two cars.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

UPVC double glazed doors into the spacious entrance hall.

ENTRANCE HALL Doors to dining kitchen, cloakroom and lounge. Staircase to the first floor, understairs storage cupboard, radiator and wood flooring.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising WC and wash hand basin. Wood flooring.

LOUNGE (19' x 11') Double glazed windows to the front, UPVC double glazed French doors to the rear garden, original fireplace housing a wood burning stove, radiator, exposed ceiling beams and built-in cupboards.



3/ GIN HOUSE BARN, BURRELLS, APPLEBY

DINING KITCHEN

DINING AREA (10' x 9') Double glazed windows to the rear, wood flooring and exposed beam.

KITCHEN (21' x 10') Fitted kitchen incorporating an Aga, integrated fridge freezer, larder cupboard, sink unit with mixer tap, double glazed windows to the rear and stable door to the rear vestibule/utility.



DINING KITCHEN

REAR VESTIBULE/UTILITY (10' x 6') Plumbing for washing machine, space for tumble dryer, double glazed windows and double glazed sloping roof, tiled flooring and UPVC double glazed door to the rear.



REAR VESTIBULE/UTILITY

4/ GIN HOUSE BARN, BURRELLS, APPLEBY

FIRST FLOOR

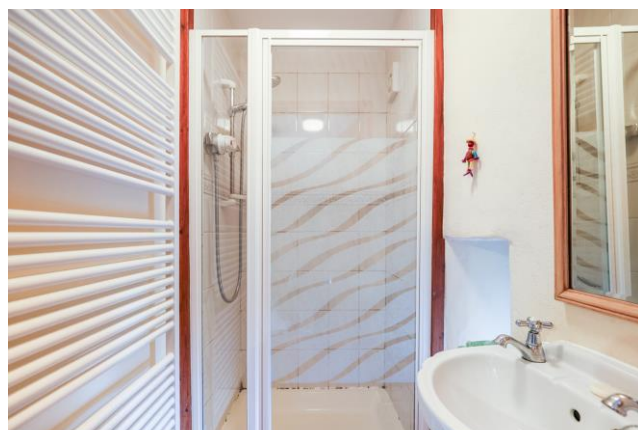
LANDING Original exposed beam, doors to bedrooms and family bathroom.



LANDING

BEDROOM 1 (17' x 12') Double glazed windows to the front and rear, radiator, fitted wardrobes and door to the en-suite shower room.

EN-SUITE SHOWER ROOM Two piece suite comprising wash hand basin and walk-in shower cubicle with tiled walls. Radiator.



BEDROOM 1 & EN-SUITE

BEDROOM 2 (13'5 x 10') Double glazed window to the rear, radiator and exposed ceiling beam.

BEDROOM 3 (10' x 9') Double glazed window to the rear and radiator.



BEDROOM 2



BEDROOM 3

5/ GIN HOUSE BARN, BURRELLS, APPLEBY

FAMILY BATHROOM Three piece suite comprising WC, wash hand basin and panelled bath. Part tiled walls, radiator, vinyl flooring, double glazed Velux window, LED spotlights and cupboard housing the water heater.



FAMILY BATHROOM

OUTSIDE Gated access to the low maintenance front garden. To the rear of the are beautifully maintained, tiered gardens incorporating a variety of mature plants and shrubs, paved seating area, garden shed and stunning views over the countryside. A gate provides access to a private driveway providing off-road parking.



REAR OF THE PROPERTY



DRIVEWAY PARKING & GARDEN

6/ GIN HOUSE BARN, BURRELLS, APPLEBY

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.

EPC GRAPH TO
FOLLOW