

PFK

Swallows Barn, Rottington, Whitehaven, Cumbria CA28 9UR

Guide Price: £325,000





LOCATION

Rottington is a small hamlet lying two miles south of Whitehaven, which offers a comprehensive range of amenities including schools, shops, restaurants and leisure facilities. The village of St Bees is a short drive away, famed for its sandy beaches and St Bees Head, the most westerly point of Cumbria, as are the delights of the Lake District National Park. For those wishing to commute, Rottington is well placed for travel to and from the major local employment centres along the west coast.

PROPERTY DESCRIPTION

A rare and exciting opportunity to acquire a stunning 3 bed barn conversion in the sought after hamlet of Rottington just outside Whitehaven, boasting offroad parking for 2 cars, gardens and a wealth of character features throughout.

Swallows Barn has been lovingly converted, with each room having been renovated to a high standard and much thought given to preserving as many of the features of the original barn as possible. Now a comfortable family home, the property is presented for sale in excellent order throughout and offers well appointed accommodation perfectly suited to family life. The open plan living/dining/kitchen has been positioned on the first floor with stunning apex beams, exposed stone wall and Velux roof lights fitted with bespoke solar blinds which flood the room with natural light and make this a great sociable space for the family to come together. The kitchen features shaker style units, a central island unit and dining area with views across fields to the rear. To the ground floor there is a large principal bedroom with ensuite shower room and walk in wardrobe, family bathroom and 2 further double bedrooms, both benefitting from built in wardrobes. There is a utility room positioned off one of the bedrooms, which could be converted to provide an ensuite if required.

Externally, there are 2 offroad parking spaces, together with a parking space for visitors shared with the neighbouring barn, an enclosed lawned garden with a decked patio and 2 timber outhouses.

Ideally suited to buyers looking to relocate to the area from busier towns and cities, its proximity to neighbouring towns, schools and employment centres make it a perfect choice for a young or growing family. Viewing is highly recommended.

ACCOMMODATION

Entrance Hallway

Accessed via a newly fitted part glazed composite door with glazed side panel. With exposed ceiling timbers, stairs to the first floor with large understairs storage cupboard, radiator, original slabbed flooring and solid wood doors giving access to the ground floor rooms.

Principal Bedroom

3.89m x 4.02m (12' 9" x 13' 2") A front aspect double bedroom with exposed ceiling timbers, large walk in wardrobe, radiator and door to ensuite.

Ensuite Shower Room

1.78m x 1.98m (5' 10" x 6' 6") Fitted with a newly installed three piece suite comprising close coupled WC, wash hand basin set on a high gloss vanity unit and feature, tiled shower cubicle with mains shower. Exposed ceiling timber, laddered radiator and fully tiled walls and flooring.

Bedroom 2

4.55m x 3.0m (14' 11" x 9' 10") A front aspect double bedroom with exposed ceiling timbers, radiator, high gloss and mirror fronted wardrobes to one wall.

Bedroom 3

4.59m x 3.04m (15' 1" x 10' 0") With exposed ceiling timbers, two double storage cupboards to one wall, radiator and glazed door giving access into a utility room which could be converted to provide an ensuite for this bedroom if required, subject to permission.

Utility Room

5.2m x 1.1m (17' 1" x 3' 7") Fitted with work surfacing incorporating a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine and tumble dryer, central heating boiler and small rear aspect window.

Family Bathroom

Fitted with a four piece suite comprising close coupled WC, wash hand basin, wood panelled bath with Quadrant tiled splashbacks, and louvre doors giving access into a further area with a fully tiled shower cubicle with electric shower. Exposed ceiling timbers, large storage cupboard, two radiators and tiled flooring.

FIRST FLOOR

Open Plan Lounge/Dining/Kitchen

12.59m x 6.30m (41' 4" x 20' 8") (overall measurements) The staircase gives direct access into a beautiful open plan lounge/dining/kitchen area having a pitched ceiling with four apex beams and additional roof timbers, three recently fitted Velux roof lights with remote controlled solar blinds and two large radiators.

Living Area

With exposed sandstone wall, freestanding wood burning stove, large barn style window and attractive exposed wood flooring. Opening into the dining kitchen.

Dining Kitchen

The kitchen is fitted with a range of shaker style wall and base units with complementary work surfacing and matching central island unit, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated electric oven with hob and extractor over, space for a large fridge freezer, and ample space for a dining table and chairs, positioned to the rear and enjoying open views from a large barn style window. Tiled splashbacks and fully tiled flooring.

EXTERNALLY

Gardens and Parking

The property is accessed from a shared courtyard area where there is two offroad parking spaces and gated access leading into the gardens which are mainly laid to lawn with decked patio area and two timber outhouses.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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 :
Naphthens 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 2022 was £260.48; 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, water and shared septic tank drainage. Oil fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.


Council Tax: Band D


Viewing: Through our Cockermouth office, 01900 826205.

Directions: Swallows Barn can be located using the postcode CA28 9UR and identified by a PFK 'For Sale' board. Alternatively What3Words///string.houseboat.sprinkle will take you to the lane entrance which leads to the courtyard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small> 		
England, Scotland & Wales		

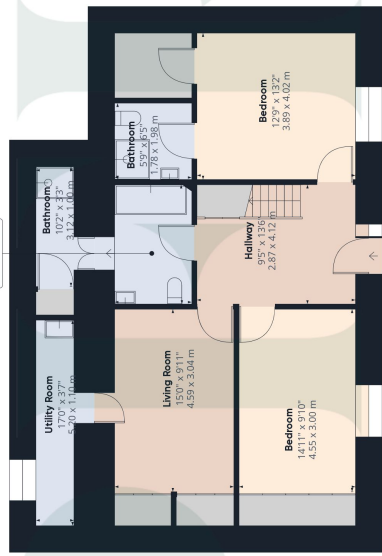


Approximate total area¹
1749.68 ft²
162.55 m²

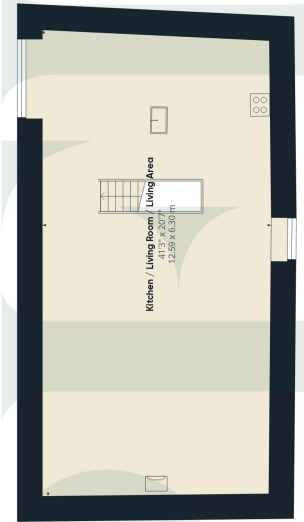
Excluding balconies and terraces

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.

GIRAFFE360



Floor 0



Floor 1