

# Cumbrian Properties

## Langmere Barn, Long Marton



**Price Region £220,000**

**EPC-D**

Detached barn conversion | Village location  
1 reception | 2 bedrooms | 2 bathrooms  
Gardens & parking

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## 2/ LANGMERE BARN, BACK LANE, LONG MARTON

Situated in the popular Eden Valley village of Long Marton a two bedroom, two bathroom detached barn conversion. The double glazed and oil central heated accommodation briefly comprises entrance hall, spacious dining lounge with multi fuel stove and French doors to the rear garden, kitchen and utility room. To the first floor there are two bedrooms, master en-suite shower room and four piece bathroom. Lawned rear garden, further stone chipped area and parking. Long Marton is approximately 3 miles from Appleby, 12 miles from Penrith and a half hour drive to the Lake District National Park.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, double glazed window, understairs storage area, tiled flooring, radiator, doors to dining lounge and kitchen.

**DINING LOUNGE (18'6 x 14'3)** Inset fireplace housing a multi fuel stove on a sandstone hearth, wood effect laminate flooring, two radiators, ceiling spotlights, three double glazed windows and double glazed French door to the rear garden with windows to either side.



DINING LOUNGE

**KITCHEN (17'8 x 8'4)** Fitted kitchen incorporating a one and a half bowl stainless steel sink with mixer tap, five ring gas hob with extractor hood above and oven below, radiator, tile effect flooring, three double glazed windows and door to utility.



KITCHEN

### 3/ LANGMERE BARN, LONG MARTON

**UTILITY (5'8 x 5')** Base and wall unit, complementary worksurface, plumbing for washing machine, radiator, tile effect flooring and double glazed window.

**FIRST FLOOR LANDING** Sloping ceiling, feature beams, radiator, double glazed window, two double glazed Velux windows, varnished wood flooring and ceiling spotlights. Doors to bedrooms and bathroom.



LANDING

**BEDROOM 1 (18'5 x 8'7max)** Sloping ceiling with feature beams and spotlights, loft access, radiator, double glazed window and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (6' x 5'5)** Three piece suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Radiator, tiled flooring and double glazed Velux window.



EN-SUITE SHOWER ROOM

4/ LANGMERE BARN, LONG MARTON

**BATHROOM (9'8 x 8'4)** Four piece suite comprising walk-in shower cubicle, corner bath, low level WC and pedestal wash hand basin. Part tiled walls, sloping ceiling with feature beams, double glazed Velux window, towel rail radiator and tile effect flooring.



BATHROOM

**BEDROOM 2 (15' x 9')** Apex ceiling with feature beams and spotlights, loft access, double glazed Velux window, radiator and two double glazed windows.



BEDROOM 2

**OUTSIDE** Lawned rear garden housing the oil tank, oil boiler and Calor gas supply. A pathway leads to the side gate opening onto a stone chipped parking area with double gates providing access to a further stone chipped area.



REAR GARDEN

5/ LANGMERE BARN, LONG MARTON



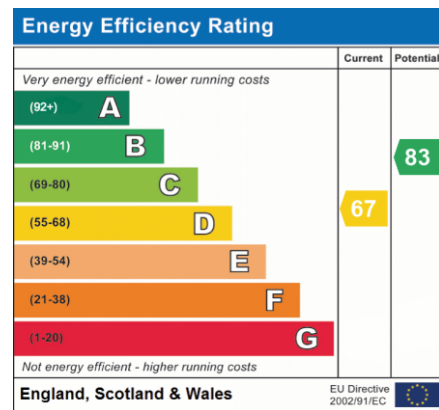
SIDE GARDEN



PARKING



EXTERNAL FROM ROADSIDE



**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band C

**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.