



RYDAL MOUNT BARN | GILCRUX | CUMBRIA | CA7 2QD

NO CHAIN £375,000



Lillingtons  
Estate Agents



## SUMMARY

Sitting pretty in this sought after rural village, this stunning barn conversion is delightful and, unlike some conversions, offers a light and airy living space thanks to its lovely vaulted construction and extensive use of Velux windows offering a Tardis-like, characterful accommodation. The village has many facilities including church, village hall and pub making it very popular and is an easy drive from Cockermouth, Keswick or the coastline. The accommodation on the ground floor includes a gorgeous open plan dining/hall with arched barn entrance and generous area for dining table, a farmhouse style kitchen with adjacent utility room and a main bedroom with en-suite shower room. The first floor is even more beautiful, light-filled and full of exposed beams, purlins and lintels with a vaulted ceiling and galleried landing overlooking the hall. It includes a generous living area, two further double bedrooms and a bathroom. To the front, a gated drive opens into a decent parking area with a large garage plus store room to the side. At the rear there is a lovely lawned garden with patio - rarely found in barn conversions of this type. Excellent value for money for a property of this calibre in a desirable village location. One viewing is all it will take to fall in love...

EPC band D

## GROUND FLOOR ENTRANCE

A solid front door in a glazed arch barn feature opening leads into hall

## DINING HALL

A stunning open plan area filled with natural light. Raised dining area with tiled floor, space for family table and chairs, double radiator, window to front and double doors into kitchen. The hall area includes the feature opening with stone surround and downlighters, wide staircase with shallow risers leads up to living room, wooden floor, double radiator, door to bedroom 1

## KITCHEN

Fitted in a wide range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, fitted cooker with extractor, space for dishwasher and fridge, beams to ceiling with decorative wooden lintels, tiled flooring, double glazed window to rear, part glazed door to rear garden, double radiator, door to utility room

## UTILITY ROOM

Double glazed window to rear, Belfast sink on cupboard unit with worktop to either side, space for washing machine and fridge freezer, floor mounted oil fired boiler, tiled floor, door to a useful storage cupboard and also WC

## GROUND FLOOR WC

With low level WC

## BEDROOM 1

A lovely spacious bedroom with double glazed French doors to front letting in plenty of light and a double glazed window to rear, central ceiling beam, two radiators, built in double wardrobe, door to en-suite

## EN-SUITE SHOWER ROOM

Double glazed window to rear, double shower enclosure with shower unit, pedestal hand wash basin and low level WC. Tiled walls, wooden flooring, extractor fan, radiator

## FIRST FLOOR LANDING AREA

The stairs rise to first floor level where the living accommodation is open plan. Galleried landing overlooking hall with doors to bedrooms and bathroom. Double glazed window to rear.



## LIVING ROOM

A stunning room with vaulted ceiling, exposed A-frame, purlins and lintels. Electric stove effect fire with surround and hearth, double glazed window to front and rear plus two Velux windows to rear, two radiators.

## BEDROOM 2

Double glazed window to rear with decorative wooden lintel, exposed purlin, double radiator

## BEDROOM 3

Double glazed window to front with decorative purlin, double radiator

## BATHROOM

Part vaulted ceiling with Velux window to rear and exposed A-frame, panel bath with electric shower unit and screen, pedestal hand wash basin and low level WC. tiled walls and flooring, extractor fan, chrome heated towel rail, built in linen cupboard

## EXTERNALLY

At the roadside double metal gates open into a generous forecourt for parking with access to front door. Opposite the property and beside the entry gates is a former stable block with opening door and useful loft storage area. An internal door leads into a side store which also has a door to the front. Perfect for motorbikes and storing other hobby equipment, outside tap.

The rear garden is L-shaped and includes a hardstanding to the rear of the kitchen, oil tank, an area of lawn with block paved surround, an area of gravel for potted plants, and there is a useful storage shed.

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

39a Station Street,

Cockermouth

CA13 9QW

Tel: 01900 828600

cockermouth@illingtons-estates.co.uk

Council Tax Band: D

Tenure: Freehold

Services: Mains water, oil and electric are connected, mains drainage

Fixtures & Fittings: Carpets, cooker, shed

Broadband type & speed: Standard 3Mbps / Plusnet Superfast 80Mbps currently used

Known mobile reception issues: Call agent for up to date information

Planning permission passed in the immediate area: None known

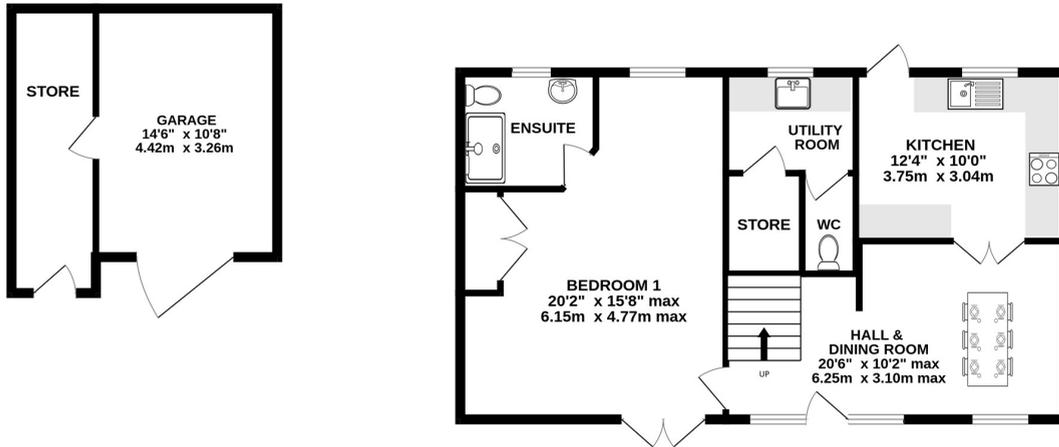
The property is not listed

## DIRECTIONS

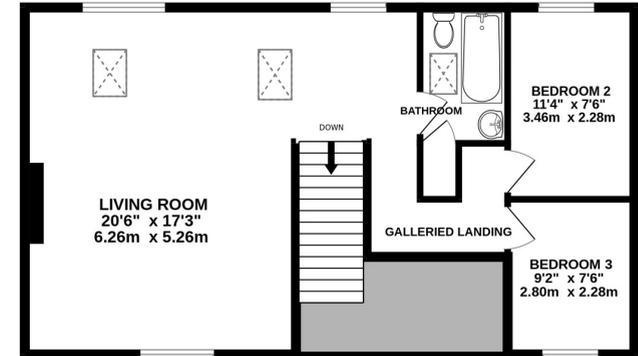
From Cockermouth take the A594 towards Maryport and before reaching Dovenby turn right to Tallentire. Follow the lane through the village and once back into fields, turn right posted Gilcrux. Pass the pub on the right and the left hand lane by the church, and the property will then be located on the left hand side.



GROUND FLOOR  
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		55	69
England, Scotland & Wales			