





#### SUMMARY

This charming end terrace barn conversion is set near the centre of this pretty village and is perfectly located for access to the two pubs, the village store and of course the coast, the fells or Sellafield. Ready for a buyer to put their own mark on the property but offering generous and versatile accommodation spread over four floors, the property includes a basement level oversized garage which could potentially make an amazing kitchen/dining room if desired, a useful utility room and WC, a ground floor hall with kitchen area and living/dining room, two first floor double bedrooms plus fitted bathroom and finally a second floor office/den with vaulted ceiling. As you can see, there is a lot of useful characterful accommodation here, regardless of whether this is your permanent or holiday home so book your early viewing quickly before its gone!

#### GROUND FLOOR ENTRANCE HALL

A part glazed door leads into hall with stairs to first floor, door into inner hall

#### INNER HALL

Open to kitchen, door to living room, radiator, stairs lead down to basement level

#### KITCHEN

Fitted base and wall cupboards with work surfaces, single drainer sink unit, gas hob with oven and extractor, integrated fridge, window to side

#### LIVING/DINING ROOM

Double glazed window to front with a view towards the fells, double radiator, space for dining table and chairs

#### BASEMENT LEVEL UTILITY ROOM

Stairs lead down into the utility room which has fitted base units plus single drainer sink unit and worktops, space for washing machine, wall mounted boiler, radiator, useful under stairs recess for storage, doors to WC and garage

#### WC

Low level WC, radiator

#### FIRST FLOOR LANDING

A generous landing area with attractive staircase rising to the home office, doors to rooms

#### BEDROOM 1

Double glazed window to side, radiator, exposed beams, two built in double wardrobes

#### BEDROOM 2

Double glazed window to rear, exposed purlins in part vaulted ceiling, radiator, built in wardrobe with sliding mirror doors

#### BATHROOM

Window to side, panel bath with electric unit, pedestal hand wash basin, low level WC. Radiator, extractor fan, tile effect flooring

#### SECOND FLOOR HOME OFFICE/DEN

A lovely room with vaulted ceiling and exposed A frame/purlins, Velux window to rear with blind, double radiator, eaves cupboard, space for desk and/or sofa

#### EXTERNALLY

The property shares an open low maintenance frontage with neighbouring barns with path to front door and space for chair or bench if desired. At the rear there is vehicular access to the garage via a block paved courtyard shared with neighbouring homes

#### ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

Services: Mains water, gas and electric are connected

Fixtures and Fittings: Carpets, oven & hob

#### DIRECTIONS

From Whitehaven head south on the A595 passing Egremont and Thornhill. At the roundabout turn right to Beckermest and once in the village turn right at the T-junction. Take the next turn left into Hunter Rise and the property will be situated on the right, being the closest of the three mews barn conversions to the roadside.

