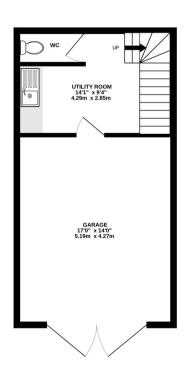


BASEMENT 371 sq.ft. (34.5 sq.m.) approx.

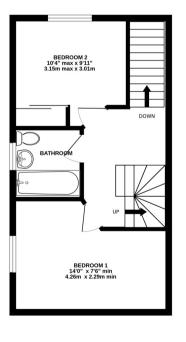
GROUND FLOOR 369 sq.ft. (34.3 sq.m.) approx.

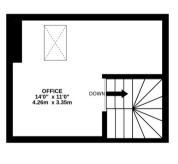
1ST FLOOR 369 sq.ft. (34.3 sq.m.) approx.

2ND FLOOR 150 sq.ft. (14.0 sq.m.) approx.







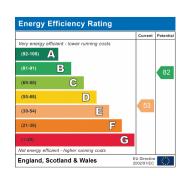


TOTAL FLOOR AREA: 1259 sq.ft. (117.0 sq.m.) approx.

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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.





## GROUND FLOOR ENTRANCE HALL

viewing quickly before its gone!

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

with oven and extractor, integrated fridge, window to side

SUMMARY

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

Fitted base and wall cupboards with work surfaces, single drainer sink unit, gas hob

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

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

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

 $\label{eq:continuous_problem} \mbox{Double glazed window to side, radiator, exposed beams, two built in double}$ 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

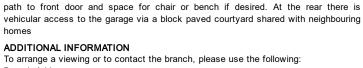
A lovely room with vaulted ceiling and exposed A frame/purlins, Velux window to rear with blind, double radiator, eaves cupboard, space for desk and/or sofa











The property shares an open low maintenance frontage with neighbouring barns with

make an amazing kitchen/dining room if desired, a useful utility room and WC, a To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

**EXTERNALLY** 

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

From Whitehaven head south on the A595 passing Egremont and Thornhill. At the  $\,$ roundabout turn right to Beckermet 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.

