

# Cumbrian Properties

## 22a Broadwath Holdings, Heads Nook



**Price Region £400,000**

**EPC-D**

Detached barn conversion | Characterful features  
1 reception room | 2 double bedrooms | 2 bathrooms  
Gardens, drive & garage | Multi fuel stove

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## 2/ 22A BROADWATH HOLDINGS, HEADS NOOK, BRAMPTON

This two double bedroom, detached, characterful barn conversion is situated to the east of Carlisle in the sought after village of Heads Nook. The electric heated and double glazed accommodation, which benefits from 15 solar panels and a multi fuel stove, briefly comprises an inviting oak and slate entrance porch, entrance hall, 30' dining lounge, fitted kitchen with granite worksurfaces and integrated appliances, utility room and cloakroom. To the first floor there are two double bedrooms, master en-suite shower room and dressing room, and three piece family bathroom. Low maintenance gravelled front garden, tarmac driveway providing parking and sandstone paved rear garden enjoying views over the neighbouring fields and countryside.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE PORCH** Oak entrance porch with slate roof and front door into the entrance hall.

**ENTRANCE HALL (25' x 7'8)** UPVC double glazed frosted windows to the front, UPVC double glazed door and full length arched windows to the rear garden, exposed timber beams, electric radiator, wood effect laminate flooring and staircase to the first floor. Doors to dining lounge, utility and kitchen.



ENTRANCE HALL

**DINING LOUNGE (30' x 24'7)** UPVC double glazed windows to the front, UPVC double glazed arched windows to the rear, two electric radiators and multi fuel stove.



DINING LOUNGE

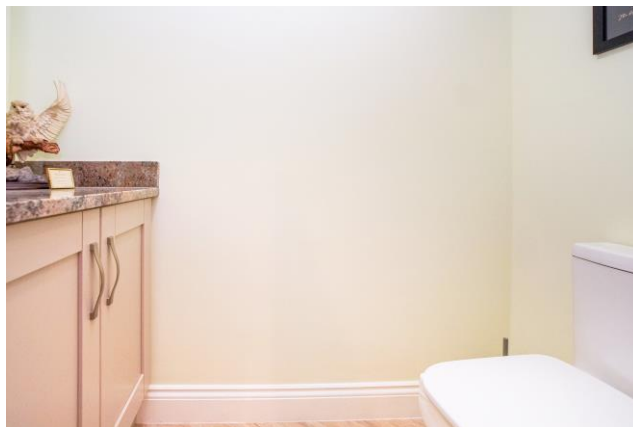
### 3/ 22A BROADWATH HOLDINGS, HEADS NOOK, BRAMPTON

**UTILITY (8'7 x 6')** Granite worksurface, fitted cupboards and drawers, plumbing for washing machine, UPVC double glazed window to the front, consumer box, meters, hot water tank, wood effect laminate flooring and door to cloakroom.

**CLOAKROOM** Two piece suite comprising vanity unit wash hand basin with granite worksurface, and WC. Wood effect laminate flooring.



CLOAKROOM/UTILITY



CLOAKROOM

**KITCHEN (16' x 9'4)** Fitted kitchen incorporating granite worksurfaces, ceramic sink with mixer tap, four ring induction hob with extractor hood above, eye-level oven and grill, integrated slimline dishwasher, integrated fridge and freezer, electric radiator, wood effect laminate flooring and UPVC double glazed arched window to the rear.



KITCHEN

**FIRST FLOOR LANDING** Velux window to the rear, exposed timber ceiling beams, doors to bedrooms and bathroom.



LANDING

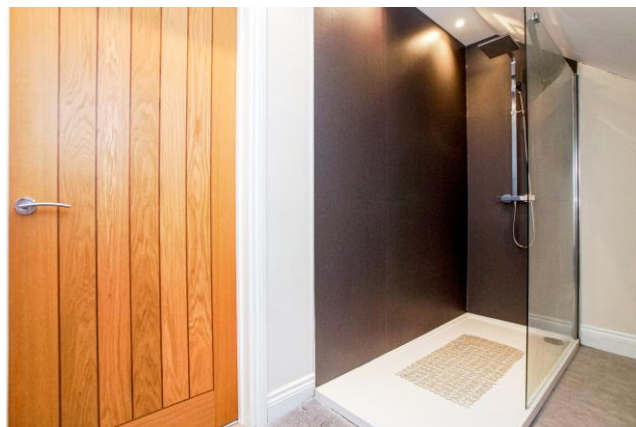


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**BEDROOM 1 (30'7 x 15'7)** Two Velux windows to the rear, UPVC circular window to the side, two electric radiators, loft access, doors to dressing room and en-suite shower room.

**DRESSING ROOM (6' x 5'9)**

**EN-SUITE SHOWER ROOM (10'7 x 6')** Three piece suite comprising wash hand basin, WC and walk-in shower. Heated towel rail and wood effect laminate flooring.



BEDROOM 1 & EN-SUITE

**BEDROOM 2 (15'7 x 9'4)** Velux window to the rear, UPVC double glazed circular window to the side, electric radiator, exposed timber beams and loft access.



BEDROOM 2



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**FAMILY BATHROOM (7'8 x 5'6)** Three piece suite comprising WC with concealed cistern, vanity unit wash hand basin and panelled bath. Heated towel rail, exposed stone wall and wood effect laminate flooring.



BATHROOM

**OUTSIDE** Low maintenance gravelled front garden with electric gates leading onto the tarmac driveway with log store, a variety of shrubs and bushes, and external sockets. Sandstone paved patio to the rear of the property with outside sockets and fantastic views over the neighbouring fields and countryside. The property also benefits from 15 solar panels, CCTV with four external cameras and a septic tank.



FRONT EXTERNAL



PORCH VIEW



REAR GARDEN



REAR OF THE PROPERTY

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VIEW

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

**COUNCIL TAX** To be confirmed by the vendor.

**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.

