



GRISDALES

PROPERTY SERVICES



Brook Barn , Wigton, CA7 2QX

£389,950

THIS FABULOUS BARN CONVERSION is the perfect opportunity for you to have the home of your dreams!

Steeped in history it offers gorgeous accommodation of an "upside down" nature with bags of character and charm including arrow-slit windows, masses of beams and a vaulted ceiling at first floor level. Inside the accommodation boasts 4/5 bedrooms as well as an open plan family room incorporating lounge/diner and kitchen with a mezzanine area above.

Externally the grounds offer off road parking for 4 plus a carport/workshop and a summerhouse. A bridge leads over a small stream which opens out onto a delightful garden with decking areas which is a haven for wildlife.

Located in Gilcrux, a charming village known for its community spirit which is centred around the pub and village hall, it's within easy access to Cockermouth and the Lake District as well as the coast to the west.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

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OWNERS' COMMENTS

"Brook Barn is the most peaceful location we have lived. On a sunny spring or summer day, with a gentle breeze and birdsong all around, it is a pleasure to sit on the decking beside the beck and relax with a cool drink. The garden provides a great space for children and dogs to run, and a challenging croquet lawn! In winter, the log burner gives a lovely warm homely feel. The house is versatile and we have over time switched use of upstairs and downstairs rooms between bedrooms and reception - such as using one room downstairs as a cinema room. During our tenure we have added a timber summerhouse, car port (with removable walls) and a shed (in addition to the original brick shed) so there is plenty of space for storage and for entertaining outside. Gilcrux is a quiet and welcoming village with a top-notch restaurant/pub and a very active village hall and local community."

A LITTLE BIT OF HISTORY.....

Brook Barn was converted into residential accommodation in 2005, being the final part of the restoration and conversion of the Low Green Farm site.

An archaeological survey was carried out in 2003 prior to the conversion works which dated the barn to the early 1700's, being the last addition to the original farm house and 'stick barn' (on which dates are inscribed for 1695 and 1711, the latter presumed to be the time of rebuild and roughly when the barns were subsequently added).

The entrance is through the original 3m tall threshing floor door, with 17 voussoirs forming the arch, and the ground floor area to the right was a byre for cattle. A neighbour remembers seeing cows tied up outside as recently as 50 years ago (and the last farming family still live locally and occasionally regale stories in the pub of farm life). The entrance to the threshing floor was large enough for carts to enter, and the large floor area permitted hand-threshing of cereal crops (the door opposite was likely a ventilation door as there are slots in the external stonework for timber inserts). Many of the original slit ventilation slots have been retained to keep the original character of the building and, internally, carpenters marks are visible on the five principle roof trusses.

The large garden to the front of Brook Barn (and the adjacent properties, forming a tear-shaped area in front of the church) was originally grazing pasture, where animals were brought for protection in times of harsh weather or conflict. This is why all the original homes in this location in Gilcrux have big front gardens! Gilcrux is known for its natural springs and the watercourses of two of them run through the garden, one at the very top and the other by the driveway (and is a most pleasant feature).

THINGS YOU NEED TO KNOW

Oil central heating

Double glazing

Brushed chrome sockets and switches to most rooms

Oak doors with brushed chrome ironmongery

To most rooms there are arrow-slit windows with natural wood window sill and a hand-made natural wood panel to block the light and provide privacy.

To the main living space and three bedrooms there are locally made iron curtain rails made to specifically fit Brook Barn.

ENTRANCE

The property is accessed via a hardwood door with clear glazing to the centre and either side, with a rounded arch above with stone sandstone features. Leads into:

ENTRANCE HALL



A lovely spacious and light entrance hall with stairs to the first floor and understairs cupboard. Coat hooks and wall mounted bench. Tiled floor and curved wall.

BEDROOM 5/STUDY

8'4" x 8'4" (2.56 x 2.56)



Window overlooking the front with natural wood window sill. Arrowslit window. Television point. Single room.

BEDROOM 2

14'4" x 9'0" (4.38 x 2.76)



Window overlooking the rear. Telephone and television points. Double room.

UTILITY ROOM

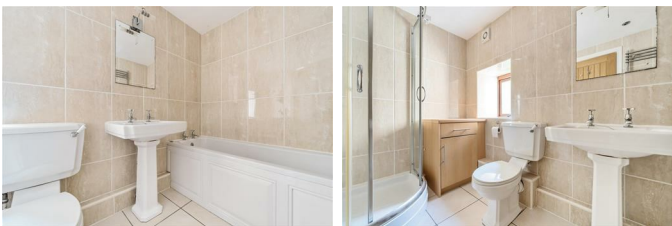
5'9" x 5'5" (1.77 x 1.66)



Arrowslit window with tiled windowsill. Fitted with base and wall mounted cupboards and shelving with laminate work top over. Include stainless steel sink with mixer tap, plumbing for washing machine, oil central heating boiler and continuation of tiled floor.

BATHROOM

10'1" x 5'5" (3.09 x 1.67)



Fitted with bath with two chrome taps, pedestal wash basin

with chrome taps, low-level WC and curved shower base with curved screen in chrome frame; wall mounted Aqua Profile Plus shower and attachments. Fully fitted around bathroom with beige ceramic tiles with cream ceramic tiled floor, chrome edge spotlights, extractor fan and wall mounted chrome bathroom accessories. Wall mounted chrome ladder style radiator.

BEDROOM 4

10'1" x 7'9" (3.08 x 2.38)



A double room to the front with large window with natural wood windowsill. Arrowslit window, television point..

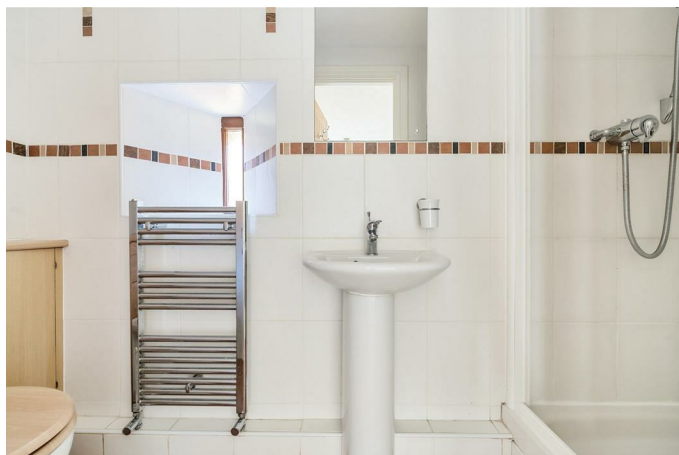
BEDROOM 1

13'9" x 9'10" (4.21 x 3.00)



A spacious double bedroom with door leading into en-suite. Two windows overlooking the rear with natural wood window sills. Ceiling beams.

EN-SUITE



Fitted with shower within cubicle, pedestal wash basin and w.c. with concealed cistern.

FIRST FLOOR ROOM:

9.60m x 5.21m (areas combined)



A staircase from the hallway opens out to a fabulous open plan room incorporating sitting room, dining area and kitchen.

LOUNGE

17'0" x 16'7" (5.20 x 5.08)



A gorgeous and very comfortable room with bags of character including 5 arrow slit windows, masses of beams and a wood burning stove on tiled hearth with slate surround. Ceiling mounted spotlights and additional centre light fitting. Television and telephone points. Staircase to mezzanine level above.

DINING AREA



Arrow slit window and ample space for a large table. Oak flooring.

KITCHEN



Comprehensively fitted with a good range of base and wall units in natural wood with laminate worktop over and ceramic tiled splashback. It includes a 1.5 bowl ceramic sink unit, integrated electric hob with extractor over and double electric oven, plumbing for integrated dishwasher. Local slate flooring and window to the front.

MEZZANINE

11'10" x 8'7" (3.63 x 2.62)



A fabulous area perfect for use as a hobbies room, music room or work from home space. Overlooking the lounge/diner and kitchen, with natural wood balustrading. Velux roof window to the front and arrowslit window to the side. Oak flooring and access doors to under eaves storage areas. Television and telephone points.

INNER LOBBY

Giving access to Bedroom 1 and Bathroom.

BEDROOM 3

12'0" x 9'10" (3.68 x 3.02)



Fitted with large, double opening window to the side with a fabulous view over the over tree tops to the countryside and the Scottish fells in the distance. Television and telephone point. Ceiling beams. Additional arrow slit window.

EN-SUITE

9'10" x 4'8" (3.01 x 1.44)



Fitted with shower cubicle with sliding door and white plastic frame and wall mounted chrome shower with attachments. Built-in inset shelving, low-level WC and white pedestal wash basin. Fitted throughout with white ceramic tiles with patterned dado tiling. Includes chrome ladder style radiator, wall mounted bathroom accessories. Extractor fan. Spotlights. Grey ceramic tiles floor.

LOFT SPACE

From the dining area there is access into the loft - a ladder is required to access the space.

ACCESS AND PARKING



The driveway is owned by Brook Barn and there is a right of way in favour of neighbouring properties. The driveway leads to a brick paved area for four cars with access to the car port/workshop.

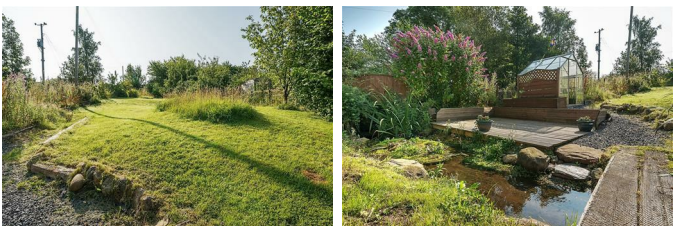
WORKSHOP/CAR PORT

19'3" x 12'7" (5.88 x 3.84)



A wooden framed detached car port/workshop with vaulted ceiling and concrete base. Most of the external walls to the car port can be removed to create a fabulous space, perfect for entertaining.

FRONT GARDEN



A wooden bridge leads over a stream up which opens out into a fabulous and quite large garden which is mainly laid to lawn

with a good range of mature shrubs, trees and plants. There is a greenhouse and two decked areas.

REAR EXTERNAL

A gate leads to an enclosed courtyard garden which is paved and with attractive shrub and flower borders. Outside tap, summer house, shed behind and further shed to the far side.

A gate gives access to a further store, ideal for bins and also including plastic coal bunker and bunded oil tank.

SUMMERHOUSE

13'6" x 9'1" (4.13 x 2.78)



With power. Window to the side with glazed double doors to the front.

OUTLOOK



From the side there is a fabulous view over the tree tops to the countryside and the Scottish fells in the distance

DIRECTIONS

COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) that this property is placed in Tax Band D.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

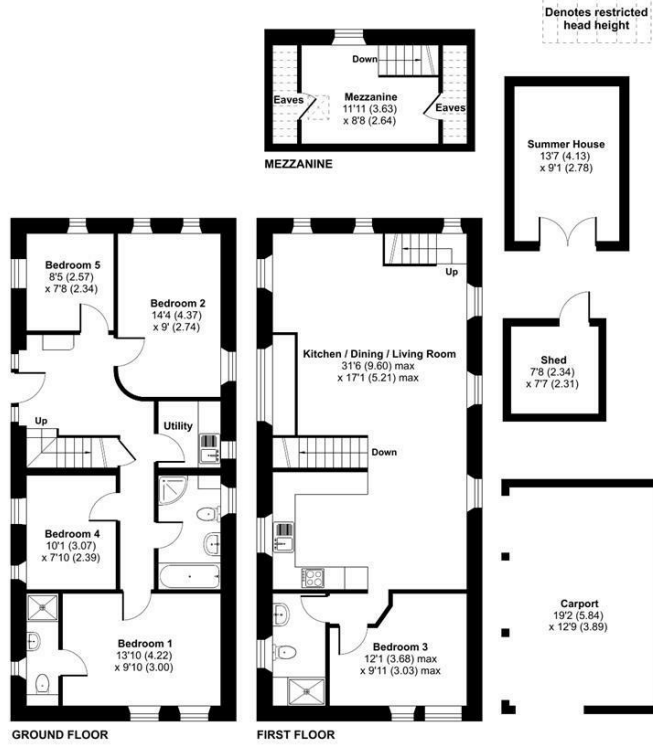
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Gilcrux, Wigton, CA7

Approximate Area = 1494 sq ft / 138.7 sq m (excludes void & carport)
 Limited Use Area(s) = 43 sq ft / 3.9 sq m
 Outbuildings = 184 sq ft / 17 sq m
 Total = 1721 sq ft / 159.6 sq m

For identification only - Not to scale

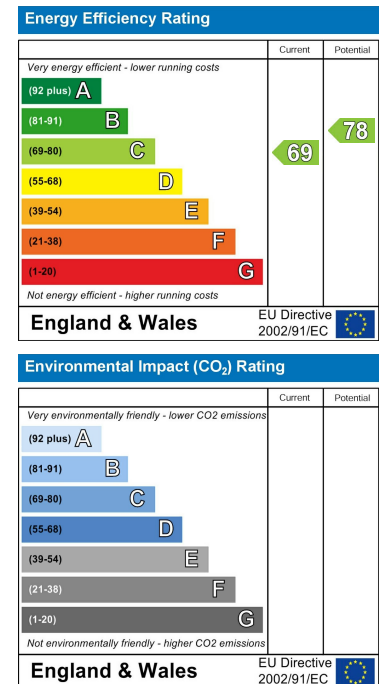


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscheom 2024. Produced for Gridsales. REF: 1167098

Area Map



Energy Efficiency Graph



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