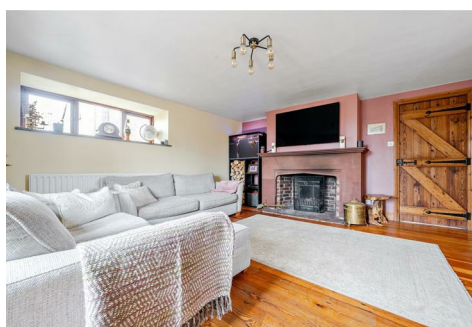




## Dalton Barn Eaglesfield, Cockermouth, CA13 0SD

**£525,000**

WHAT A PERFECT WEEKEND! Saturday night movies in front of the roaring fire, mezzanine hideaway for sleepovers, a sneaky second staircase to midnight snacks, sizzling Sunday roast and family catch up in the kitchen followed by chill out time in the games room.

\*\*\* DALTON BARN IS FABULOUS - FULL OF HEART AND CHARACTER AND PROMISE AND POTENTIAL \*\*\*

This is the kind of home that just feels right — full of space, character and endless possibilities to create your dream. Step inside and you'll find two inviting reception rooms, a practical kitchen, and a handy utility/cloakroom, all ready to handle busy mornings and cosy evenings alike. Upstairs, four generous double bedrooms (including one with its own en-suite) make sure everyone has room to breathe, and the sleek four-piece bathroom is pure luxury. The garden is something special too, seeming to melt right into the countryside with the Lake District fells beyond. And the cherry on top? A large detached garage/workshop/games room — perfect for hobbies, projects, or just letting the kids run wild whatever the weather!

## THINGS YOU NEED TO KNOW

Double glazing.  
Gas central heating.

## DIRECTIONS

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## ENTRANCE

An attractive entrance area with clear glazing leads into the hallway.

## HALLWAY

14'6" x 11'1" (4.42 x 3.40)



Natural wood flooring throughout. Stairs to the first floor with understairs cupboard and second staircase located near the kitchen.

Features include beams and stone pillar and window to the rear elevation with slate window sill.

## RECEPTION ROOM

15'1" x 15'8" (4.60 x 4.78)



Continuation of natural flooring, open fire on stone hearth with brick inset and imposing sandstone fireplace surround. Television point, windows to two sides and double glazed French doors to the patio.

## LIVING ROOM / DINING ROOM

12'11" x 10'7" / 11'1" x 8'3" (3.96 x 3.23 / 3.40 x 2.54)



A spacious room with two doors from the hallway and two windows with slate window sills onto the front drive.

## KITCHEN / BREAKFAST ROOM

14'11" x 12'7" (4.55 x 3.86)



Fitted with a range of base units and drawers in cream with matching wall mounted cabinets all with chunky chrome handles and with natural wood work tops over. The kitchen includes a Belfast sink with mixer tap, space for a double range style cooker within brick built surround and incorporating extractor fan. Integrated dishwasher and space for fridge/freezer. Centre aisle with space for seating. Stone floor, beams and attractive stone features, three windows each with a slate window sill.

## UTILITY ROOM

8'5" x 6'9" (2.59 x 2.08)



Cream base cupboard with natural wood worktops over, blue ceramic tile splash back, Belfast sink with mixer tap. Gas boiler. Plumbing for washing machine and space for two further appliances. Glazed hardwood door to the rear, stone flooring and door into:

## CLOAKROOM



Low-level WC, wash basin with tile splash back. Frosted window with slate window sill and continuation of stone flooring.

## STAIRCASE AND LANDING

A natural wood staircase leads to the first floor landing and looks down into the hallway. Large Velux roof light, vaulted ceiling with natural beams throughout and window to the rear. A second staircase leads from the end bedroom to the hallway.

## BEDROOM ONE

15'7" x 14'7" (4.75 x 4.45)



Particularly spacious double room with an aspect to the side and front. Vaulted ceiling with ceiling beams. Dado rail. Television point. Door into:

## ENSUITE



Pedestal wash basin with chrome mixer tap, bath with shower over including held hose and rainfall shower and fitted with waterproof panelling. Low-level WC. Cream-painted tongue and groove with ceramic tiled features, tiled floor and chrome ladder style radiator. Vaulted ceiling with beams and Velux roof light.

## BEDROOM TWO

16'2" x 10'0" (4.93 x 3.05)



Spacious room, double in size. With large window to the rear overlooking the Lake District fells and further small window to the side, each with slate window sill. Additional Velux roof light. Feature wall of natural stonework, vaulted ceiling with ceiling beams. Natural wood and stone staircase leads down to the ground floor level.

## BEDROOM THREE

11'6" x 9'1" (3.51 x 2.79)



Currently with fitted wardrobes and used as a dressing room. Double in size with laminate flooring. Window to the side with slate window sill. Velux roof light, television point, walk in cupboard with storage space above. Vaulted ceiling and ceiling beams.

## BEDROOM FOUR

11'5" x 10'11" (3.48 x 3.33)



Double room with laminate floor. Large window to the front with slate window sill. A "paddle style" staircase leads to a mezzanine area, incorporated in the vaulted ceiling with natural wood features.

## FAMILY BATHROOM



Natural wood flooring and a step up which leads to a tiled area with a freestanding claw foot bath with chrome tap. Shower enclosure with curved screen in chrome frame and wall-mounted chrome shower with attachments. Fitted with mosaic tiling and charcoal grey tiling. Wash basin set on a slate-topped stand with tiled surround and chrome mixer tap. Low-level WC. Fitted around bathroom fittings with charcoal grey painted wood panelling. Chrome ladder star radiator. Frosted window to the rear with slate window sill and Velux roof light above, vaulted ceiling with natural ceiling beams.

## DRIVEWAY / PARKING



Brick drive which provides ample car parking and that leads to the detached garage/barn.

## GARAGE/BARN

19'1" x 16'9" (5.84 x 5.13)



Two single garage doors to the front (blocked up internally but could easily be removed) and pedestrian door to the side leads into:

## GROUND FLOOR GARAGE

19'1" x 11'6" (5.84 x 3.51)

Ground floor garage/room with concrete floor, large mirror and strip light. Beyond that is a further room to the rear for storage. The staircase leads up to:

## GAMES ROOM

28'1" x 19'10" (8.58 x 6.07)



Large games room with banister rails, 4 Velux roof lights, laminate floor, spot lighting.

## WOOD STORE

12'5" x 5'8" (3.81 x 1.73)

Attached to the back of the barn is a wood/bin store.

## GARDEN



Sandstone path leads around the property which opens up to a large patio area with curved steps that lead up to a raised patio with sandstone retaining walls. This opens up to a lawn with surrounding walls and fabulous outlook in the distance.

## OUTLOOK



There's a fabulous outlook from the side of the property - with views over countryside to the Lake District Fells in the distance.

From the rear of the property, particularly the kitchen and landing windows, there's a delightful view over the countryside against the Lake District Fells in the distance.

## DIRECTIONS

As you enter Eaglesfield from the Paddle School junction proceed into the village, passing the Village Hall, Barkers Meadow and Beckside turns (all on the right). At the next junction turn right and continue through "the narrows" and as the road bears sharp left, turn right onto the track at Hotchberry House. Continue down the track, passing the bungalows on the left and just as the track bears right the property is immediately ahead of you.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band F.

## VIEWINGS

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.

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## SURVEYS AND VALUATIONS

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## 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.

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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.

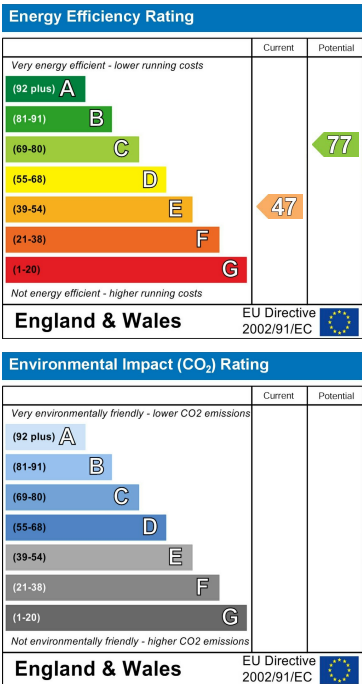
Floor Plan



Area Map



Energy Efficiency Graph



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