



Old Carriage Barn , Carlisle, CA4 9AS

Offers over £400,000





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Carlisle, CA4 9AS

- Immaculate 3 Bed Barn Conversion
- Two Pubs, Shop & School Close By
- 2 Bathrooms & 2 Reception Rooms
- Large Rear Garden & Detached Shed / Garage
- Peaceful & Idyllic Location
- Close to the Village of Armathwaite
- Semi-Rural Location with Amazing Countryside Views
- Countryside Walks from the Doorstep
- High Quality Fixtures & Fittings Throughout
- Viewing is Essential

Found in an elevated location with breath-taking views of the picturesque Eden Valley, this magnificent 3-bed semi-detached barn conversion is a true gem. Situated almost equidistant between the villages of Ainstable, and Armathwaite, this property combines convenience and tranquility. This 3-bedroom barn conversion is not just a home; it's an exquisite retreat that combines the best of village life, modern comforts, and breathtaking scenery. Experience the charm of the Eden Valley from the comfort of your own home.



Kitchen Diner

Large open double glazed window with double glazed door leading through into kitchen/dining/family room with skimmed ceiling, integrated spot lamps, double glazed windows to the side and the rear aspect and a double glazed door leading out to the rear garden. stairs leading up to the first floor with under stairs storage cupboard, doorways leading through into the boiler room, cloakroom and an opening through into the sitting room. A kitchen with a selection of matching wall and base units with complementary work surfacing, inset sink with mixer tap and splash back. Electric hob with extractor fan over and electric oven under. Integrated dishwasher, fridge/freezer and three radiators.

Living Room

Skimmed ceiling, integrated spot lamps, two double glazed windows to the front aspect, two roof windows and a radiator.

Ground Floor W.C

Skimmed ceiling, integrated spot lamps, double glazed obscure window to the rear aspect, sink plus vanity unit, low level WC, tiled splash backs and a radiator.

Landing

Arrow silt window, skimmed ceiling, loft hatch, roll edge work surface with plumbing for a washing machine and space for a tumble dryer under, radiator and doorways leading through into the bedrooms and the family bathroom.

Primary Bedroom

Skimmed ceiling, Velux roof window to the front, double glazed window to the front, radiator and doorway leading through into the en-suite shower room.

Primary En-Suite

Skimmed ceiling, velux roof window to the rear aspect, walk in double shower cubicle with tiled splash backs, sink plus vanity unit, low level WC, heated towel rail and a tiled floor.





Bedroom Two

Skimmed ceiling, double glazed window to the front aspect, radiator and two small arrow silt windows to the front and side aspect.

Bedroom Three

Skimmed ceiling, double glazed window to the front aspect, velux roof window to the front and a radiator.

Family Bathroom

Skimmed ceiling, integrated spot lamps, velux roof window to the rear aspect, bath with shower attachment over and a shower screen, sink plus vanity unit, tiled splash backs, fully tiled walls, heated towel rail and a tiled floor.

Outside

To the front of the property is a shingled parking area and to rear is a shingled area with railway sleepers leading up to a garden. Behind the garden is a large hardstanding area, driveway and workshop which has planning to rebuild with a mezzanine level and an office.

Services

Mains electric. Oil fired central heating boiler with Worcester extended warranty. New sewage treatment plant. Borehole water. Openreach cable installed ready for provider of buyer's choice. 8 year Sika warranty on external render. 8 year ICW new home warranty. NB the property and garage has a covenant which does not allow a business to work from there.

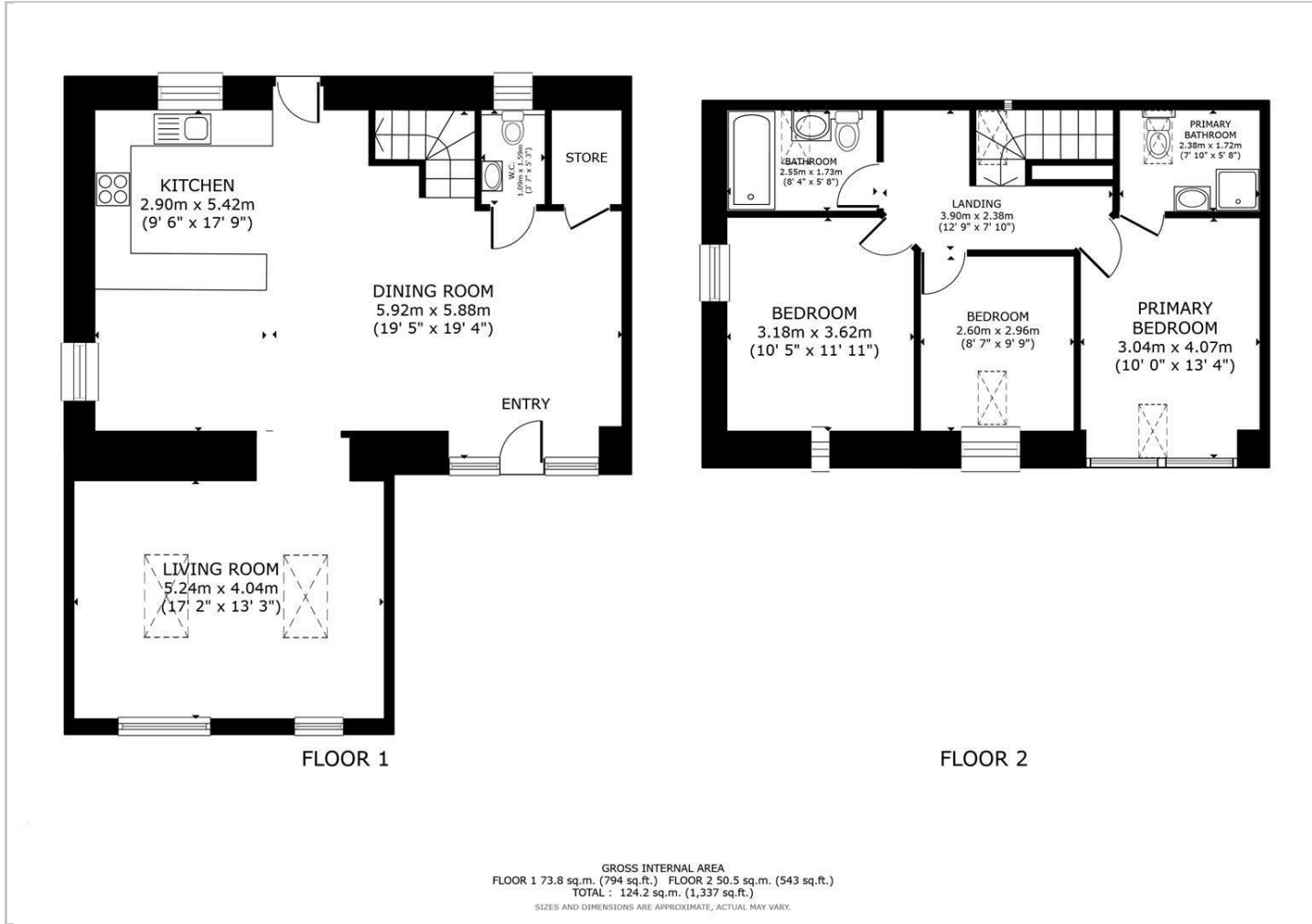
Directions

From the M6 exit at Junction 41 and take the fourth exit onto the B5305. At the next roundabout take the second exit onto the A6 heading North. Proceed for approximately 8 miles and turn right signposted Armathwaite. Proceed into the village and as the road forks by The Dukes Head Inn turn right and proceed over the bridge towards Ainstable. After approximately 1 mile turn right and head down the single track, Old Carriage Barn is the first property on the left-hand side.

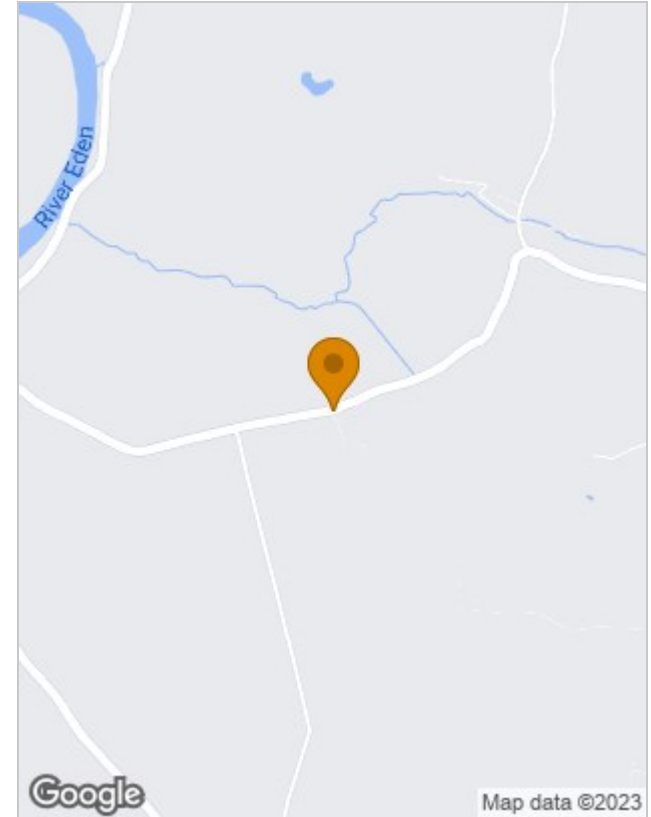




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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