



Willow Tree Barn , Penrith, CA10 1TW

Guide price £450,000









# Willow Tree Barn

Penrith, CA10 1TW

- Impressive 4/5 Bed Barn Conversion
- Retaining Characterful Features & Period Charm
- Plentiful Off Road Parking & Garage
- Beautiful Eden Valley Village Location
- Found in Excellent Condition Throughout
- No Onward Chain
- Offering Over 2,300sq ft of Living Space
- Well Maintained Front & Rear Gardens
- Countryside Walks from the Doorstep
- Ease of Access to Penrith & Amenities

Situated in the picturesque Eden Valley village of Milburn, is this charming five-bed barn conversion which boasts character features throughout and offers over 2,300 sq ft of living space. From the moment you step foot in this impressive home you're greeted by stunning character. The large farmhouse style, kitchen/diner is the heart of the home, whilst the lounge offers a cosy retreat. There is also a versatile and spacious second sitting room. Upstairs, you'll find five bedrooms, one with an ensuite, as well as a modern family bathroom. Outside there is gated, off-road parking, a lovely cottage-style garden and terrace as well as a useful garage. Finished to a high standard, this property is move-in ready, and ideal for those looking for a peaceful village lifestyle. The village has an active community with a village hall, church and primary school. Milburn is located at the foot of the North Pennines, between Penrith and Appleby amidst scenic countryside, early viewing is recommended. Offered with No Onward Chain.



#### Entrance Hall

Traditional coach style window/door leads through the entrance hallway having a flagged stone floor, impressive wooden staircase leading up to the first floor landing, vaulted ceiling and packed full of character with exposed stone and traditional barn features, space for coats hanging, radiator, air sourced heat pump unit and doorways leading through into the kitchen and double French doors leading through into the lounge.

#### Kitchen / Dining Room

20'11" x 16'0" (6.4 x 4.9)

A traditional style farmhouse kitchen with a large central island unit having storage beneath, double Villeroy and Bosch Belfast style sink with chrome mixer tap. Rear facing window above looking out over the garden with a wooden window sill. A range of matching cream shaker style base units with an integrated dishwasher, space for a Range style oven within a tiled chimney breast and a gas fuelled coal effect stove sitting on a stone plinth with a tiled surround. Windows overlooking the side and front aspect, beamed ceiling, LED lighting, space for a dining table and chairs with further built in cabinets and work surface, stone and wood lintels along original stone features typical of a barn of this age. Door to garden, utility room and hallway.

#### Living Room

20'11" x 13'5" (6.4 x 4.1)

An impressive large living room with a feature fireplace with multi-fuel stove sitting on a stone hearth with a wooden lintel, window overlooking the front aspect with a stone window sill, radiator, carpeted floor and double doors which open out through an archway into the sitting / dining room.

#### Sitting / Dining Room

18'8" x 12'1" (5.7 x 3.7)

A versatile room with plenty of space for a good size dining table and chairs or for use as a second sitting room, an exposed stone wall, laminated wooden flooring, radiator, wooden French doors leading out into the rear garden and access to the boot room. Doors leading to the boot room and living room.

#### Utility Room

10'2" x 8'2" (3.1 x 2.5)

Tiled flooring, a range of base units with a complementary work top over, stainless-steel sink with a chrome mixer tap, plumbed for a washing machine, space for an american style fridge/freezer, radiator and a door leading through into the cloakroom, boot room and kitchen.

#### Cloakroom

Low-level WC, corner wall mounted wash hand basin with tiled splash back, LED lighting and a door leading through into the utility room.

#### Rear Porch / Bootroom

Wooden French doors leading out into the rear garden, space for coats hanging, space for a tumble dryer, space for an american style fridge/freezer, tiled flooring, further exposed stone walls and an opening through into the utility room and steps down to the sitting / dining room.

#### Landing

Galleried landing overlooking the entrance hallway having a large cupboard (housing the water tank). Doors leading through into the family bathroom and five bedrooms one with ensuite facilities. Currently one bedroom is used as a study.







## Directions

From Penrith, head East on the A66 and after nearly 5 miles, turn off the A66, signposted to Culgaith and Temple Sowerby, turn right at the T-junction and follow the road for about 0.5 mile. Turn left, signposted to Culgaith and after 200 yards turn right, signposted to Newbiggin. Drive through Newbiggin and continue on the same road for approximately 2 miles and turn right, signposted to Milburn. Drive into the village, Willow Tree Barn is on the left-hand side.

### Primary Bedroom

13'5" x 13'1" (4.1 x 4)

A large double room having a window to the front aspect, feature ornate fireplace (currently unused), original cupboards perfect for storage, ceiling light, wooden flooring and a door leading through into the en-suite shower room.

### Primary En-Suite

Low-level WC, wall mounted heated towel rail, walk-in shower, wash hand basin with an illuminated cabinet above, extractor fan, fan heater and LED lighting.

### Bedroom Two

17'8" x 9'2" (5.4 x 2.8)

A large double room having dual aspect windows to the front and to the side, radiator and a carpeted floor.

### Bedroom Three

11'9" x 11'5" (3.6 x 3.5)

A large double room having a window to the rear aspect, exposed stone, radiator and a carpeted floor.

### Bedroom Four

12'1" x 11'9" (3.7 x 3.6)

A good size double room having LED lighting, dual aspect windows to the side and rear, beamed ceiling, radiator and a carpeted floor.

### Bedroom Five / Study

8'6" x 6'2" (2.6 x 1.9)

Currently used as an office having LED lighting, a beamed ceiling, window to the rear aspect, radiator and a carpeted floor.

### Family Bathroom

A modern and stylish bathroom suite having a Aqualisa large walk-in shower, low-level WC, bath with shower attachment over and a rectangular modern wash hand basin sitting in a wall mounted vanity unit. Further wall mounted storage, window to the rear aspect with a stone window ledge, LED lighting, wall mounted heated towel rail, electric heater and a tiled floor and underfloor heating.

### Outside

To the front of the property there is gated driveway and ample parking for a number of vehicles, access to the garage and a pretty wall paved terrace area with a lawn perfect to enjoy views across the village green. To the rear there is a low maintenance private garden having a lovely terrace area perfect to sit and enjoy the afternoon sunshine (with potential to extend the terrace) and gated access round to the side to the property the garden is bordered with established trees, shrubs and pretty flower beds.

### Services

Mains water, drainage and electricity. The main source of central heating is Oil fired however an Electric Air source Heat Pump also provides heating. LPG for the range cooker and the stove in the kitchen. Underfloor Heating in the family bathroom is installed has never been used by the vendor.

### Please Note

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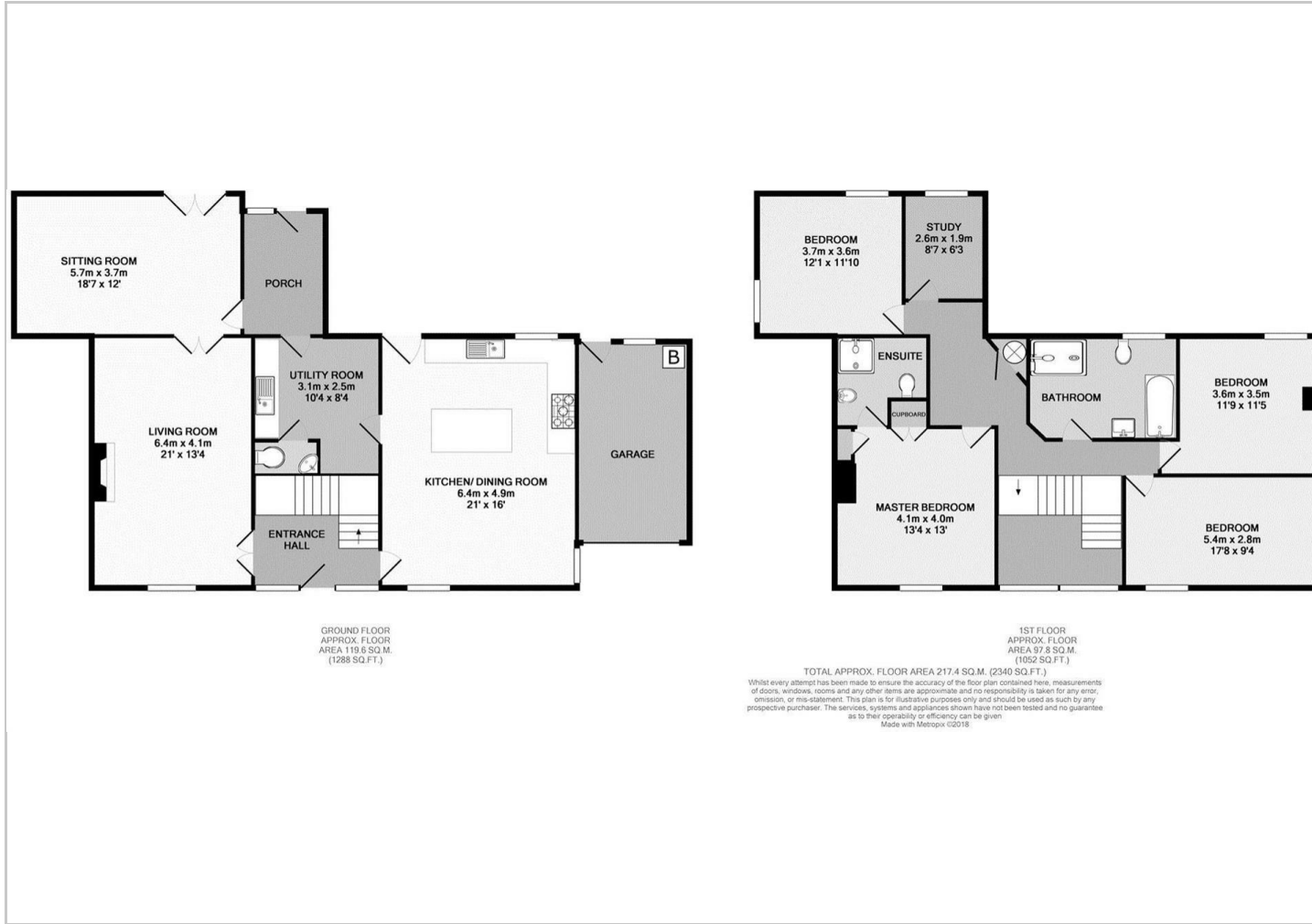








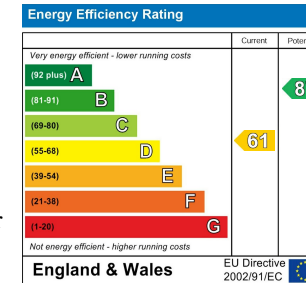
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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