



Flat 3 Barton House , Penrith, CA10 2NG
Guide price £220,000



Flat 3 Barton House

Penrith, CA10 2NG

- Incredible views
- Fantastic rental potential
- Ample parking
- Rare proposition
- Short walk from Pooley Bridge
- No restrictions on usage
- Low maintenance property
- No onward chain

A rare and unmissable opportunity to purchase a beautifully converted attic-style apartment in a historic Lake District country house just a stone's throw from pretty (and popular!) Pooley Bridge.

With uninterrupted views to three sides taking in Barton Fell, Blencathra and the Pennines, this charming second floor space is ideal for multiple uses: a Lake District 'lock up and leave' bolthole, a sought-after, easy-to-manage holiday let or a comfortable permanent home with private parking for two.

This beautiful apartment offers an exceptional blend of rustic charm and contemporary design. The heart of the property is the stunning open-plan living area featuring a vaulted ceiling with exposed beams, which creates a sense of space and airiness throughout. The living space is flooded with natural light through multiple windows and two skylights, offering picturesque countryside views from the Juliet balcony. A log burner provides warmth during cooler months, creating a cozy atmosphere in this versatile space. There is a thoughtfully designed kitchen with a well placed island providing additional workspace and storage while serving as a natural divider to the living area. The comfortable double bedroom features built-in storage shelves behind the bed area, a fitted wardrobe, and a pleasant window seating area that maximises the available space while maintaining comfort.

The sophisticated bathroom is fully tiled and equipped with a WC, basin, and double shower enclosure featuring a rainwater shower head and heated towel rail. Throughout the property, wooden flooring and a white paneled pitched ceiling maintain a bright, cohesive aesthetic. The cleverly designed storage space above the kitchen area offers additional practical storage solutions.



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Living, Kitchen & Dining

At the end of the entrance hallway up a few steps is a stunning open plan living, kitchen and dining area. This thoughtfully designed space is flooded with natural light with stunning views over the surrounding countryside over the Juliet balcony. There is a log burner for those cosier evenings, close to the living and dining area. The thoughtfully designed kitchen boasts modern white cabinetry complemented by elegant dark marble countertops, integrated appliances including an oven, hob, fridge freezer and stainless steel sink with space for a microwave and washing machine. The kitchen island provides additional workspace and storage while serving as a natural divider to the living area.

Above the kitchen area is cleverly a cleverly designed storage space.

Bedroom

The bedroom is a comfortable double bedroom with built in storage shelves behind the bed, a fitted wardrobe and a seating area by the window.



Bathroom

The bathroom is fully tiled and features a wc, basin and double shower enclosure with rainwater shower head and a heated towel rail.

Hallway

The shared hallway provides internal access to Flat 3.

Outside

Barton House has a large shared parking area with lawns and mature trees.

Services

Electric heating, mains water and shared septic drainage. Benefitting from a wood burning stove.

Please 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 Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

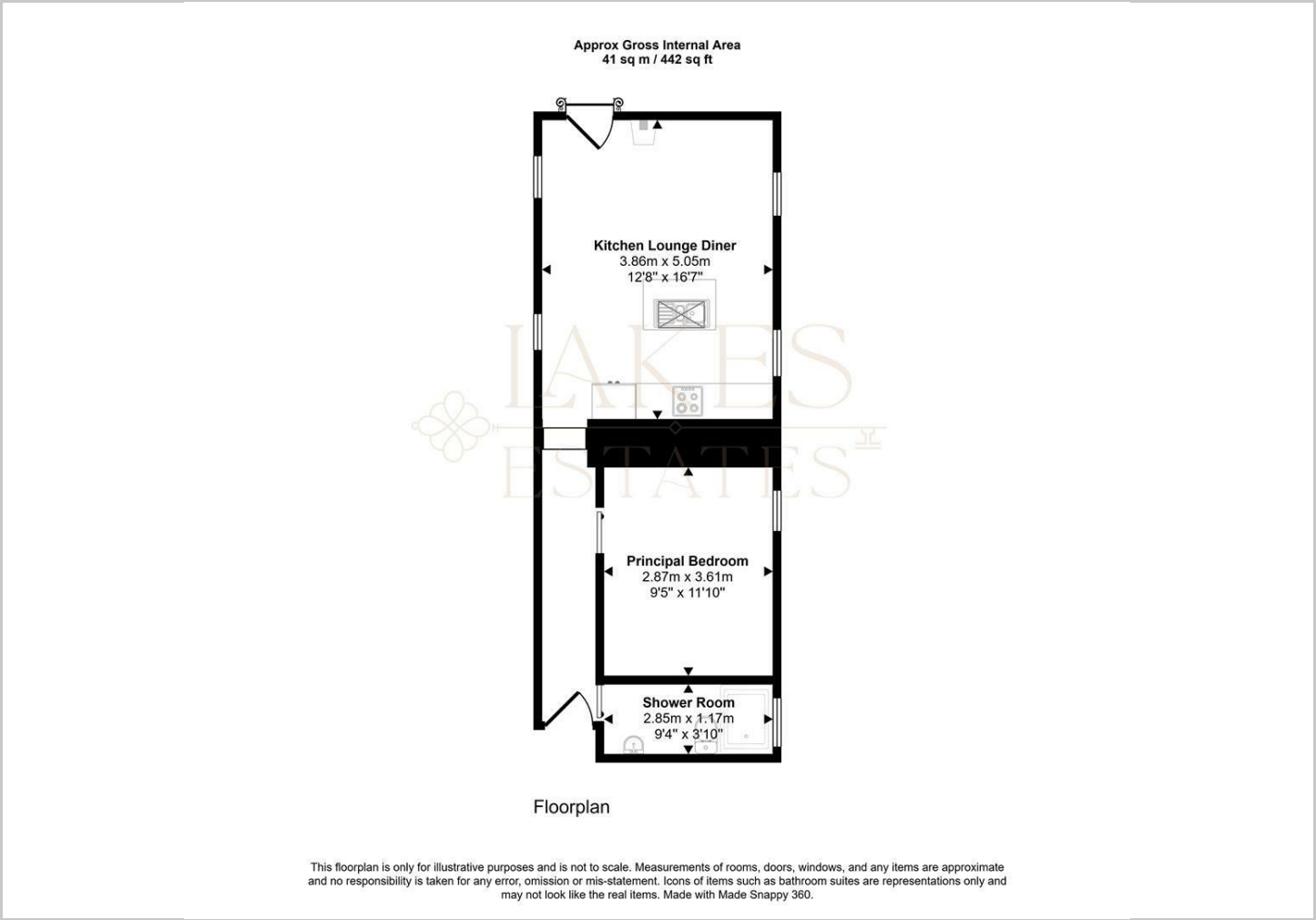
Directions

Head towards Pooley bridge from Penrith. Barton House is found on the right hand side just before you head down the hill to Pooley Bridge. The property is accessed via a tree lined driveway and the house itself is somewhat disguised by the trees. Barton House is also before Barton Hall on the same side of the road.





Floor Plans



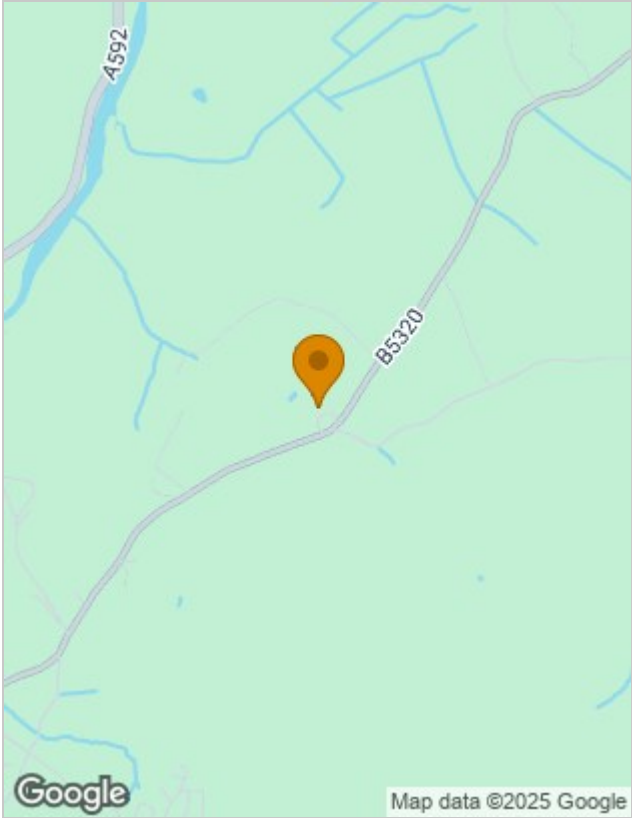
Viewing

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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Location Map



Energy Performance Graph

