



2 North Barn, The Hill , Newbiggin, CA11 0HT

Guide price £399,000



2 North Barn, The Hill

Newbiggin, CA11 0HT

- Semi detached converted and extended barn
- Four double bedrooms
- Enclosed, low maintenance private rear patio
- Grade II listed
- EPC rating: D
- Desirable village location
- Spacious lounge
- Ample parking
- Council tax band: D
- Short drive to excellent transport links such as the A66 and M6 junction 40

2 North Barn is a traditional Grade II listed Cumbrian barn that has been carefully converted and extended and has served as a family home for many years. The property is over three floors and comprises of an entrance hall, spacious lounge and extended kitchen diner, with the dining area also serving as a second living space to the ground floor, three double bedrooms, one of which is ensuite and a bathroom to the second floor and a double bedroom to the third floor. Outside there is generous parking for multiple cars, a garage, front patio area and an enclosed low maintenance patio to the rear.

Viewing is highly recommended to appreciate what this property has to offer.



GROUND FLOOR

Kitchen	9'11" x 20'9" (3.02m x 6.32m)
Dining Room	11'3" x 13'8" (3.43m x 4.17m)
Lounge	20'3" x 18'6" (6.17m x 5.64m)

Entrance Hall/Porch

FIRST FLOOR

Principal Bedroom	9'10" x 14'2" (3.00m x 4.32m)
Principal Ensuite	5'1" x 5'0" (1.55m x 1.52m)
Bedroom Three	16'0" x 8'11" (4.88m x 2.72m)
Bedroom Four	14'0" x 8'10" (4.27m x 2.69m)
Bathroom	9'11" x 5'6" (3.02m x 1.68m)

SECOND FLOOR

Bedroom Two	10'5" x 18'8" (3.18m x 5.69m)
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ADDITIONAL INFORMATION

Outside

Services

Location

Please Note

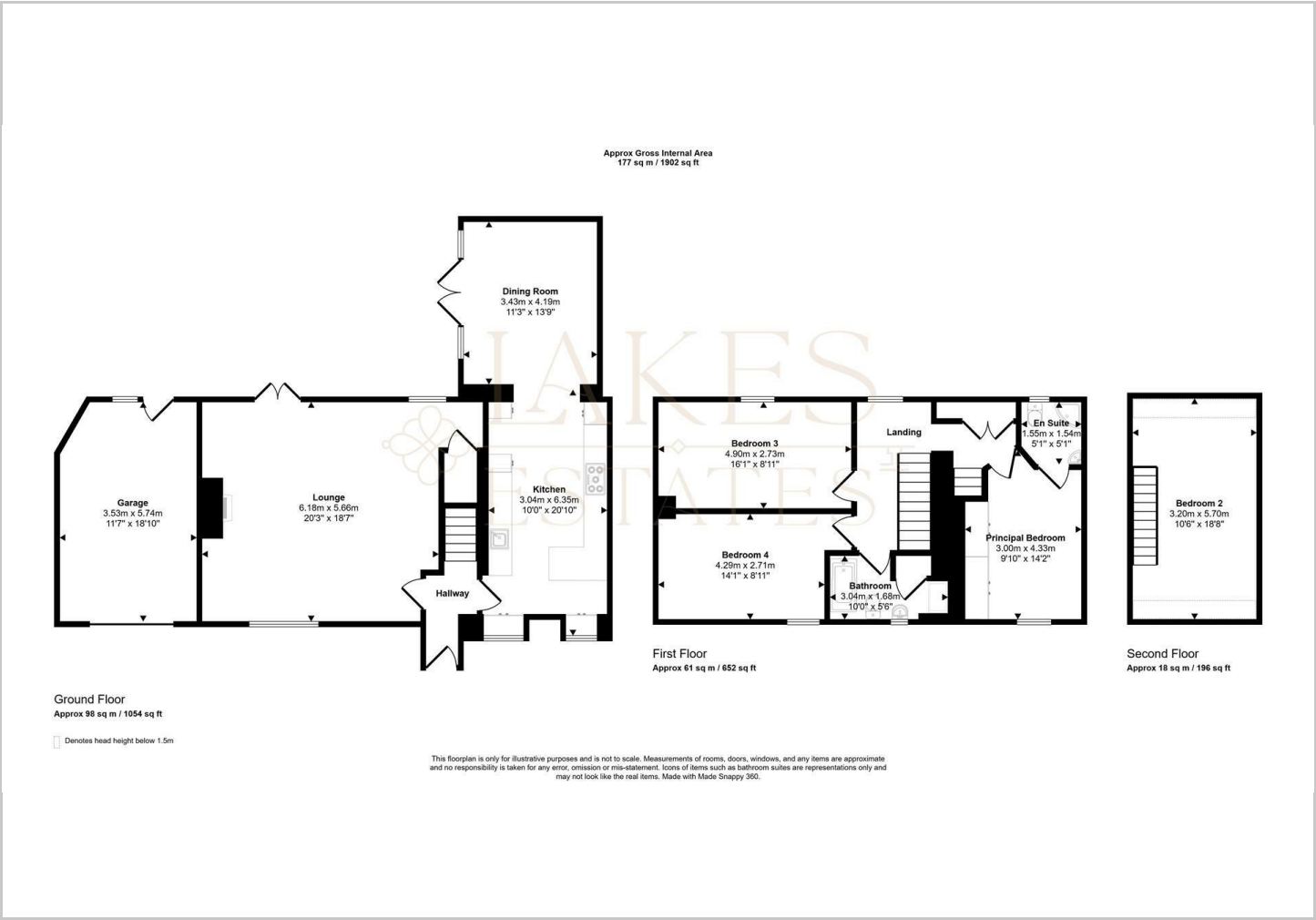
Directions

What3words location: [///cakewalk.held.mildest](https://www.what3words.com/lookup/:///cakewalk.held.mildest)





Floor Plans



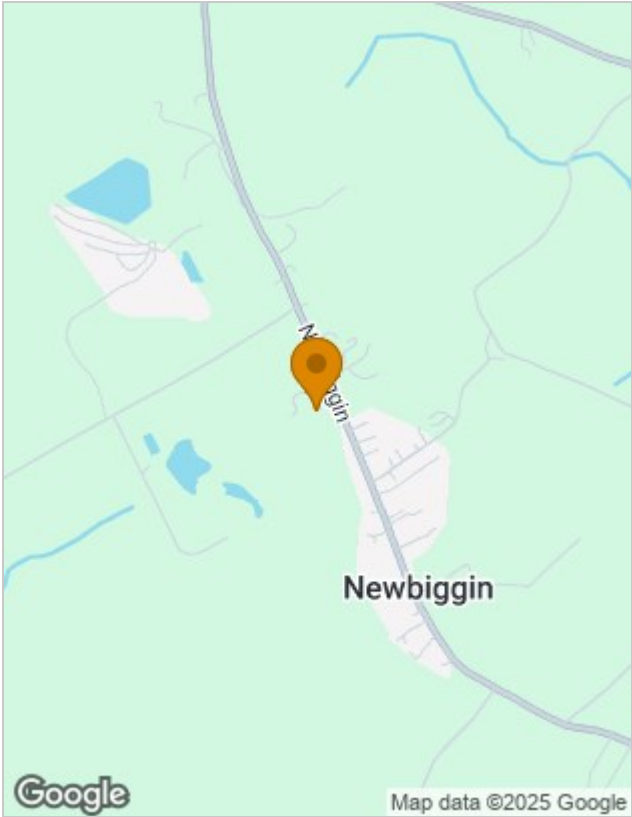
Viewing

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

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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Location Map



Energy Performance Graph

