



3

Bedrooms

1

Bathroom







PROPERTY DESCRIPTION

The Barn, West End is a wonderful opportunity to purchase a unique 3-bedroom mid-terrace property in the rural village of Great Broughton, Cockermouth. A property with great character and potential, The Barn offers flexible reverse living that takes advantage of superb views over the Derwent Valley.

Offered to the market with no onward chain, the ground floor comprises of a large entrance hallway with original stonework, a good-sized en suite master bedroom with fitted wardrobes, a further two bedrooms, plus a laundry room, family bathroom and a rear porch which leads to the garden.

The stairs from the hallway ascend to an expansive open plan living/dining space, complete with a stone fireplace and log-burning stove. This floor also comprises of a separate kitchen with wooden beams, and a light, airy sunroom which offers views over the garden, and beyond to Skiddaw Mountain and the hills of the northern Lakes.

The second floor comprises of two additional rooms, one of which is accessed by an open, railed walkway. This would be ideal for additional storage or a convenient home office space.

Shared access through a passageway to the left of the property leads to a lawned garden with mature shrubs, bushes and trees.

Originally built in 1836, and most recently upgraded in the 1990s, The Barn offers a spacious family home with charming original features, such as the keystone engraving over the arched entrance door. The house is in a sought-after rural location on the edge of the Lake District National Park.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received, or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents: **Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ**

Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk

SERVICES

The property benefits from mains water, gas, electricity and drainage.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

LOCATION

The village of Great Broughton is located approx. 3 miles west of the popular town of Cockermouth and offers potential purchasers quiet rural living with the added advantage of excellent transport links via the A66.



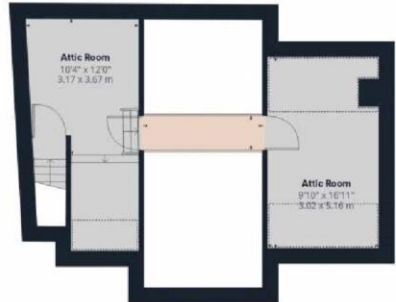
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1762.52 ft²
163.74 m²

Reduced headroom
122.07 ft²
11.34 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
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