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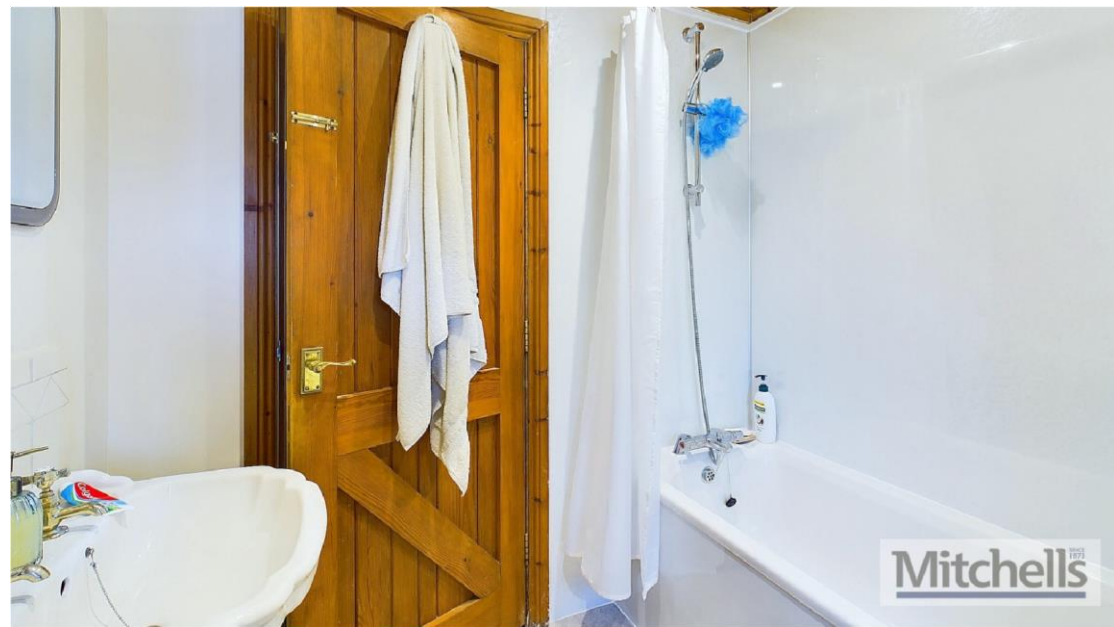
Bedrooms

1

Bathroom









PROPERTY DESCRIPTION

Welcome to East Barn, a two-bedroom detached barn conversion, located close to the popular town of Cockermouth within the Lake District National Park.

East Barn offers potential purchasers the opportunity to purchase a thoughtfully converted 'reverse living' barn, approx. 1.5-acre adjacent paddock and separate office/workshop building. East Barn offers potential purchasers the option of making this lovely property their permanent residence within a sort after area of the Lake District.

The main dwelling comprises a large entrance hallway leading to two double bedrooms, one with a dressing area, bathroom with a shower/bath, utility room and rear access to the front of the property.

The first floor comprises an open plan kitchen/diner and living space, complete with log burner, mural of the surrounding area and fantastic views of the fells.

The property benefits from a low maintenance grassed garden with patio to the rear and private parking, ample for parking multiple vehicles, to the front. There is also a 'Dutch' barn to front of the property.

In addition to the main dwelling is the converted double garage. The converted garage comprises an open space on the ground floor, currently used as a workshop, bathroom with shower and storage space on the first floor. The double garage has the potential for conversion subject to planning. The garage offers potential purchasers an abundance of opportunities to utilise the space to suit their needs.

Please note that East Barn is subject to Occupancy Restrictions. Further details can be attained through the agents.

HALLWAY – 2.65 x 3.78m

BEDROOM – 4.74 x 3.29m

BEDROOM – 2.97 x 3.14m

BATHROOM – 1.91 X 2.11m

UTILITY – 1.72 x 2.45m

KITCHEN/DINER/LIVING ROOM – 4.78 x 11.20m

PADDOCK DESCRIPTION

In addition to the main dwelling and converted garage, the property benefits from approx. 1.5 acre paddock with stock proof fencing. Access is via an access track adjacent to Lot 1 (highlighted blue on the sale plan) and is for residential or agricultural purposes only to pass and repass with or without vehicles.

East Barn and the Paddock are available in two lots, or as a whole.

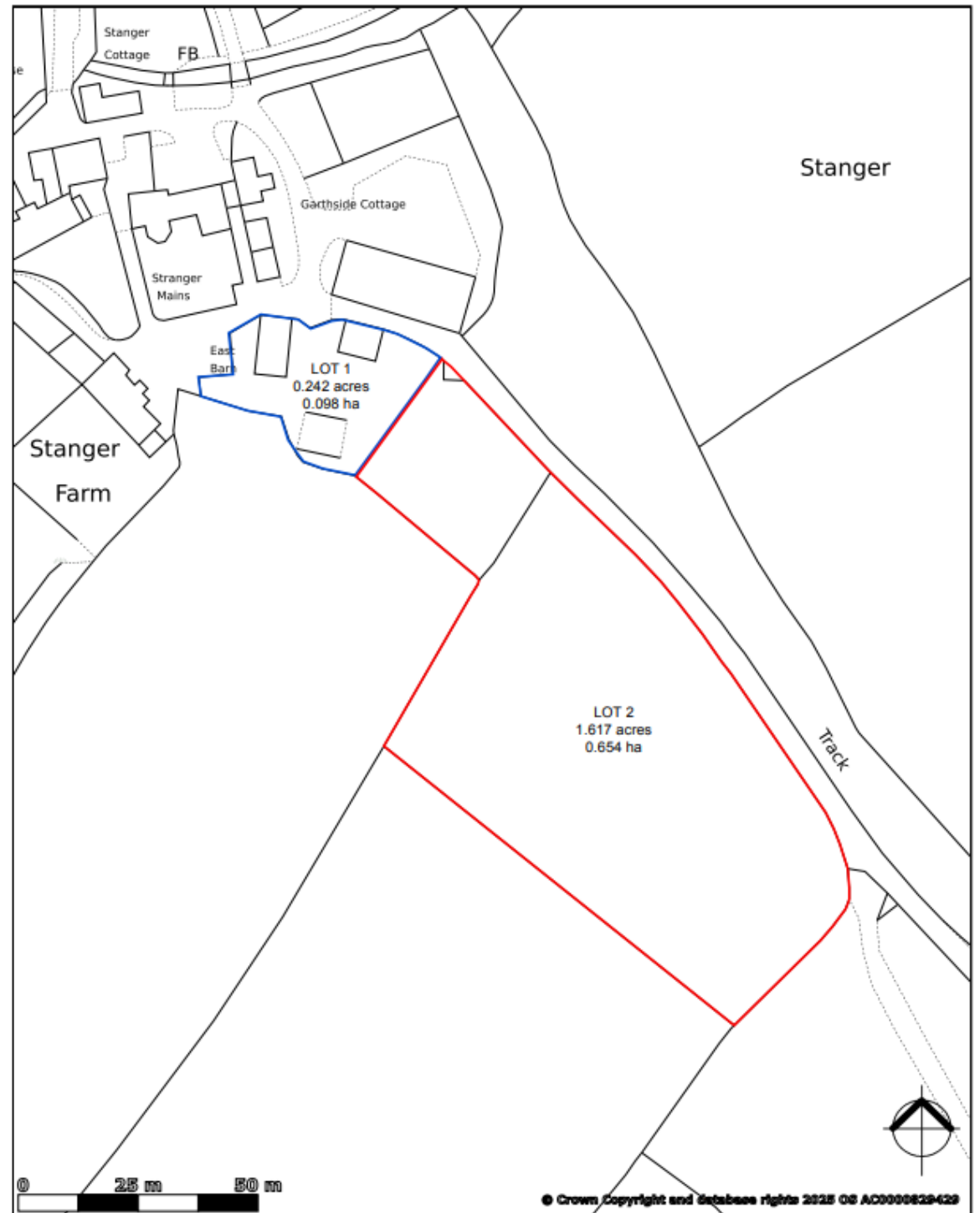
Lot 1 (Highlighted blue on the sale plan) - £350,000

Lot 2 (Highlighted red on the sale plan) - £20,000



SALE PLAN

Plan for illustrative purposes only



LOCATION

Cockermouth offers potential purchasers and holidaymakers an abundance of independent retailers, cafes, bars and restaurants. The town is home to *Wordsworth House* and is a short drive from Bassenthwaite Lake and Buttermere.



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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

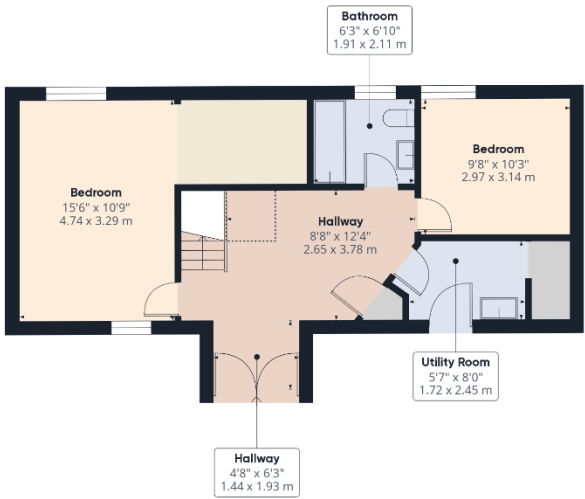
Email: info@mitchellsestateagency.co.uk

SERVICES

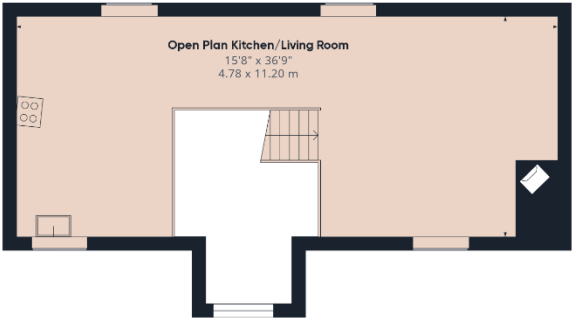
The property benefits from mains electricity and water. Drainage is to a septic tank, which is currently being upgraded and will be fully compliant on completion, and oil central heating.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.



Floor 0



Floor 1

Approximate total area¹⁸
 1013.64 ft²
 94.17 m²
 Reduced headroom
 10.39 ft²
 0.96 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

