









PROPERTY DESCRIPTION

Welcome to The Barn at Beck Green, Distington. A stylish, beautifully decorated three bedroomed detached home, ready for you to just move in and unpack!

Whether you are looking for your countryside retreat while still having excellent travel links and close by amenities or want the idealistic 'Small Holding' property, then this is for you.

The Barn has the space to be a family home with the versatility for office space should it be required with the added bonus of a stable block and approx. 2.5 acres of paddocks for the equestrian enthusiasts. If owning horses isn't for you the current owners have an additional income from renting the stables out which brings in a healthy £500 per month.

The roadside door leads into a large utility/boot room with plumbing for a washing machine, space for a tumble dryer and the Worcester Combi Boiler. From here the door leads through to the modern kitchen with fitted wall and floor units, central island and integrated appliances. Double doors open onto the open plan living/diner with log burner and patio doors letting in light and taking advantage of the fantastic views over the paddocks.

To the first floor are two good size double bedrooms, one currently being used as a nursery with beautiful wall mural. Bathroom with stand alone bath, WC and separate shower cubicle. The master suite provides a bedroom with fitted wardrobes, dressing room currently being used as a home office and en-suite shower room.

EXTERNALLY

Accessed from either the front door or the living room patio doors is a private paved patio area and grassed lawn, a large double garage which while currently being used for storage has the capacity for many uses.

The livery yard is self-contained with a large, gravelled parking area, stable block containing 4 stables with concrete yard and access to the agricultural land. This extends in total to approx. 2.43 acres and is split into 3 paddocks and an arena.





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 and is connected to mains drainage.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

