



# Hart Barn

Hartsop, Patterdale, Penrith, CA11 0NZ

Guide Price £500,000



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A superb opportunity to acquire a stunning modern one bedroom mid-terraced property. (Previously a three bedroom property) Imaginatively, comprehensively and sympathetically redesigned, remodelled and completely renovated in 2010 by the present owners who have created an immaculately presented and deceptively spacious architect designed property with well planned accommodation. Using an attractive combination of traditional materials with quality fittings and contemporary appointments throughout, including a mixture of oak and stone flooring with oak doors. Polished French oak railway sleepers form the treads of the stunning staircase which is lit from within and links the three floors. All assisting to create a breathtaking and unique light and airy property throughout.

The kitchen/diner/dayroom having a stunning non structural feature curved wall. Whilst the first floor sitting room is a highly desirable room with picture window and window seat with feature vaulted ceiling with bedroom mezzanine above.

The property has been a highly successful and well established holiday letting property winning various awards including 2017 self catering property of the year and visit England Rose award in 2019. Generating income of circa £40,000 pa. Please note some contents are available by separate negotiation.

Occupying a beautiful plot, gently elevated within the village of Hartsop which is an historic rural hamlet close to the south of Ullswater and a stones throw from Brothers Water. Enjoying stunning views from the garden and inside, towards the surrounding Lakeland fells.

A highly popular tourist destination attracting visitors throughout the year. Close by is Patterdale which has the benefit of a pub and bar, plus there are a wider range of shops and amenities in nearby Glenridding, just 2 miles away. The Brotherswater Inn is just a short stroll from the door. Ambleside is around 6 ½ miles away and junction 40 of the M6 is approximately 12 miles to the north. The valley attracts a multitude of visitors including walkers and cyclists and there are endless fell and country walks on the doorstep including Helvellyn.





## Accommodation

Glazed front stable-style door. Leading into;

### Kitchen/ Diner

A beautiful room with a lovely red feature (non structural) wall with exposed beams. A delightful modern selection of wall and base units with wood effect work top and upstands. Stainless steel sink unit with mixer tap. Neff appliances include integrated dishwasher, oven, microwave, fridge/freezer. Four ring ceramic hob with extractor hood. Stunning Cumbrian Burlington lime stone tiled floor with wet under floor heating.

### Utility Room

Selection of base units with industrial stainless steel sink unit with mixer tap. Plumbing for washing machine. Megaflow cylinder and consumer unit. Locked owners cupboard housing the Worcester oil fired boiler. Useful selection of shelves.

From the kitchen there is a stunning feature staircase made from polished French oak railway sleepers with stainless steel risers. This extends the to the second floor.

### First floor landing

With oak shelf/ recess. Rear glazed door to garden.







### Sitting room

Delightful room with exposed oak beams and oak flooring, feature painted stone exposed wall. Stunning vaulted ceiling with mezzanine bedroom above. Cast iron Morso woodburning stove on a glass hearth. Lovely window seat with beautiful views towards Red Screens, Low Hartsop Dodd and glimpses of Brotherswater. Bespoke Jo Vincent circular internal window looking onto the staircase. Satellite TV point.

### Bathroom

Luxurious four piece suite comprising of a freestanding Victoria + Albert duo bath, Duravit Starck WC, corner Matki shower with fixed head and lovely Duravit vanity wash hand basin with hand made oak unit. Majority wall and full limestone tiled floor. Electric shaver point, oak lintel with partial exposed stones.



### Second Floor

#### Bedroom

Stunning light and airy feature room with vaulted ceiling and exposed solid oak beams. Oak shelf/ dressing area with mirror. Lovely view over the rear garden. Large velux. Inset oak double wardrobe with curved doors.







## Outside

Approached to the front via a shared private drive of which there is a right of way, with a right to park one vehicle. To the rear is an attractive private garden with patio, split level terrace with stone steps leading up to a lovely seating area providing a superb vantage point overlooking the surrounding Lakeland fells including Hartsop Dodd and Red Screes.

## Directions

Turn into Hartsop. Follow the single track road for approx. 350m (ignore the first left hand turning to Hartsop Fold.) The first building you see on the left hand side after passing the previous turning is a double wooden garage. About 15m further on the high dry stone wall on the left ends and there is a tarmac drive up to the left and a hard standing area to the right. There is a sign facing you on the wall on the left to Hart Barn (plus others to Grove Barn and Willow Cottage)'. Drive to the top of the drive onto the gravelled area and please park along the tall wall to the right in front of the "Hart Barn Parking" sign.



<https://what3words.com/restores.among.slim>

## Services

Mains water and electric. Oil fired central heating. Shared private drainage. Dual zoned thermostatic heating control.

## Tenure

Freehold.

## Rateable Value

£1,700.00. Actual amount payable £848.03. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmorland and Furness Council 0300 373 3300

## Broadband

80 Mbps download speed (based on Ofcom.com results)

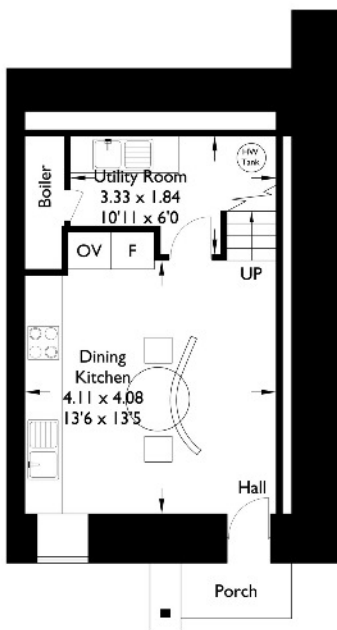


## Hart Barn

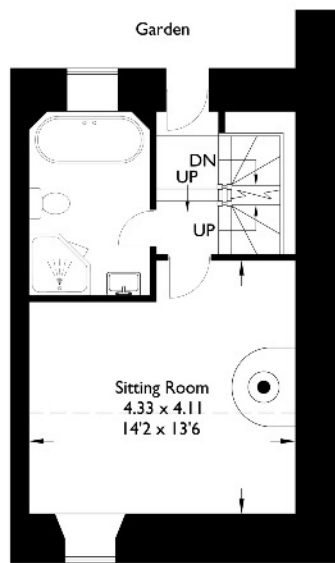
Approximate Gross Internal Area : 72.12 sq m / 776.29 sq ft  
 Total : 72.12 sq m / 776.29 sq ft



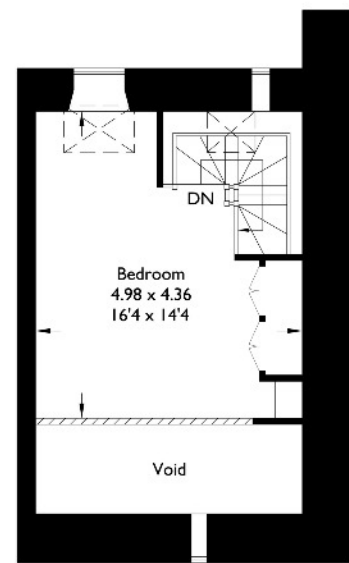
--- Restricted Head Height



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents  
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.