



Marigold Barn

Satterthwaite, Cumbria, LA12 8LN

Guide Price £475,000

Marigold Barn

Satterthwaite, Cumbria

A wonderful opportunity to acquire a charming detached traditional Lakeland stone built bank barn, enjoying a fabulous combination of original character features, with quality modern fittings. This wonderful two bedroom property radiates a cosy and homely dwelling whether as a home, second home or as a successful holiday let as it is now with Holiday Cottages. The property generates a gross annual income circa £30,000.

Exposed stone wall and exposed trusses, beams and oak floors all add to the charm with a wonderful decked area for al fresco dining and parking for two. The property also enjoys a lovely view from the Juliet balcony off the living room, whilst there are lovely country views from the low maintenance terrace/decking.

Located in the rural village of Satterthwaite to the south of Hawkshead on the edge of Grizedale Forest which is the perfect place for families to explore offering idyllic walks, cycling, Go Ape and much more. The property can be approached from the A590 and Rusland Valley to the south or from Hawkshead in the centre of the National Park. This property enjoys a lovely peaceful location within a rural village which has a public house, children's play ground with communal tennis court and local church. Accessible to the central lakes and the market towns of Kendal and Ulverston.



Accommodation

Front door leading into

Hallway

Polished slate Lakeland stone tiled floor, partial exposed Lakeland stone wall and open oak staircase. Cloak cupboard housing consumer and electric meter.

Bedroom One

Double room with oak floor, inset lights and deep windowsill.



Bedroom Two

Spacious and well proportioned dual aspect room, ideal as a twin or double. Quality oak floor, inset lights and skirting's.

House Bathroom

Spacious white three piece suite comprising of WC, P shaped bath with shower over and vanity wash hand basin. Fully floor and wall tiled with the floor being a continuation of polished slate. Electric shaver point, extractor fan and towel radiator. Under floor heating.

Steps leading up to

First Floor

Living Room

A stunning and characterful feature room with exposed beams, trusses, vaulted ceiling and three Velux windows. Juliette balcony giving delightful west facing views towards the countryside and Grizedale Forest. Quality oak floor, corner wood burning stove set on a slate hearth with slate lintel and oak mantel. TV point.



Kitchen Diner

A superb light, airy spacious room with vaulted ceiling and exposed beams. Window overlooking the garden with an excellent selection of wall and base units, work tops, stainless steel sink unit and mixer tap. Appliances include extractor fan, four ring electric hob, electric oven, Integrated appliances include a fridge, dishwasher and washing machine. Oak floor and concealed Grant oil fired central heating boiler. Rear door providing access to:



Outside

A grey fenced substantial outside areas with composite decking enjoying a delightful sunny aspect and country views. Steps leading down to additional terrace with terrific views towards Grizedale Forest. Small selection of plants, shrubs and bushes. Steps leading down to parking area for approximately two vehicles. Concealed oil tank.



Tenure

Freehold.

Services

Mains water, electric and drainage. Oil fired central heating. Hive.

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.gov.uk

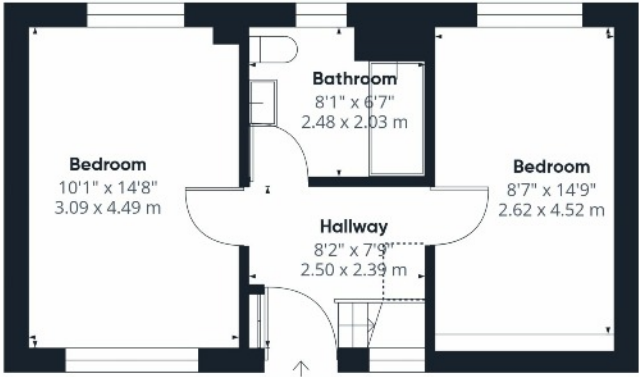
Rateable value

£2,400. Actual amount payable £1,176. 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 & Furness District Council 01539 733333.

All contents included other than a few personal items.

Directions

From Hawkshead travel south passing the junior school, turn right onto the Grizedale Forest Road. Continue until you reach the village of Satterthwaite, take your second left, up this side road and turn first left and the property can be found on the right hand side.
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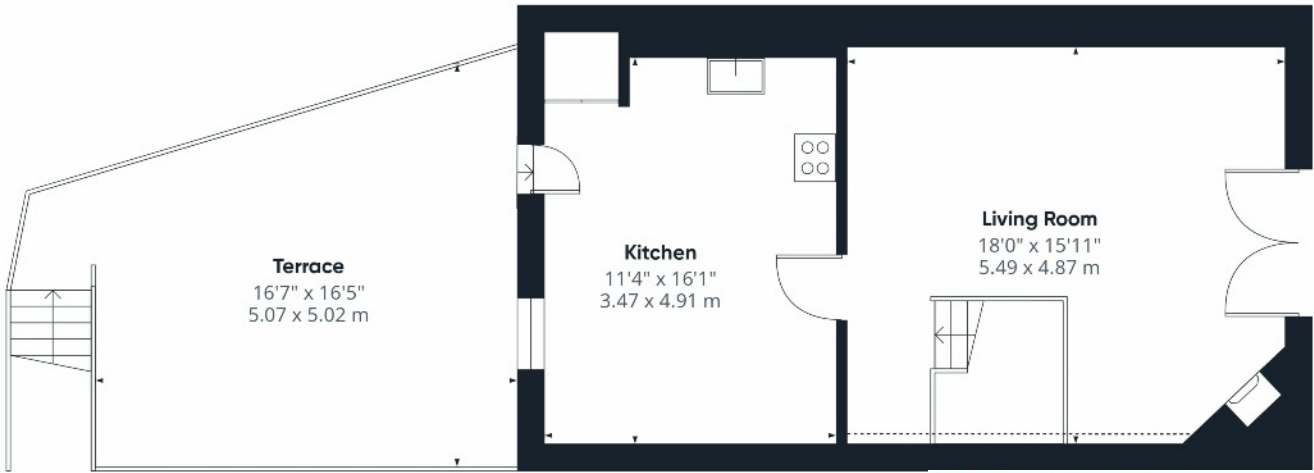


Floor 0

Approximate total area⁽¹⁾
837 ft²
77.7 m²

Balconies and terraces
255 ft²
23.7 m²

Reduced headroom
11 ft²
1 m²



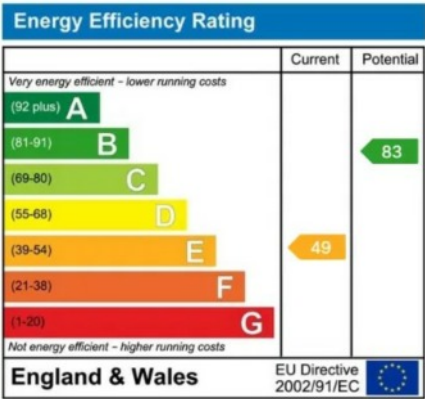
Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.