

**WILKES
GREEN
HILL**

Residential
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1 Swalebrook Barns, Blencow, CA11 0DG



- **Beautiful Barn Conversion in a Gorgeous Village Setting**
- **Open Southerly Views Across the Surrounding Pasture and Woodland**
- **Spacious Dining Kitchen + Living Room**
- **Utility Room, Cloakroom + Boiler/Store Room**
- **2 Bedrooms, 1 with Dressing Area + Large Bathroom with Separate Shower Enclosure**
- **Fully Double Glazed + LPG Heating via a Condensing Boiler**
- **Well Tended Gardens Benefiting from the Views and Direct Sunlight**
- **Off Road Parking for Several Vehicles**
- **Tenure - Freehold. Council Tax Band - B. EPC Rate - D**

Price £350,000

On the edge of the village with a lovely open view across the surrounding pasture and woodland, 1 Swalebrook Barns is a superbly finished and maintained barn conversion combining the character of the original building with modern style and efficiency to create a gorgeous home in this beautiful Cumbria village. The accommodation comprises: Dining Kitchen, Living Room, Utility Room, Cloakroom, Store/Boiler Room, 2 Bedrooms 1 having a Dressing Area and a spacious Bathroom with a bath and separate shower enclosure. Outside is a smart Garden with a Patio, Lawn and well stocked beds and borders, also enjoying a Southerly aspect and the open view. There is Off Road Parking for at least 4 cars and a good size Garden Shed with a power supply. The property benefits from full Double Glazing and has LPG Central Heating via a Condensing Boiler.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next, signposted to Greystoke B5288. Follow the road for approximately 3 miles to the Clickham Inn and fork right, signposted to Blencow. Drive into the middle of the village and turn right, 1 Swalebrook Barns is the last property on the right.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 16,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is via an LPG condensing boiler

Tenure

The property is freehold and the council tax is band B.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a double glazed stable door to the;

Dining Kitchen 13'10 x 15'9

Fitted with shaker style units to one wall and granite effect work top incorporating a stainless steel sink with mixer tap. There is a built in electric oven, combination microwave, a ceramic hob with stainless steel and glass extractor hood. There is an integrated fridge freezer and dishwasher. The ceiling has recessed down lights and the flooring is vinyl with underfloor heating. Stairs lead off to the first floor with a store cupboard below. An oak planked door opens to the utility room and a broad opening leads to the;



Living Room 13'9 x 12'9

Having vinyl flooring with underfloor heating. A double glazed door with window to each side gives a superb view across the garden to the surrounding countryside and there are two double glazed barn vents to the rear. There is a TV aerial point and a telephone point.



Utility Room 4'11 x 8'3

There are units to one side with wood effect work surface incorporating a stainless steel sink with mixer tap and tiled splash back, below which is plumbing for a washing machine and space for a tumble dryer. The flooring is vinyl tiled with underfloor heating and a double glazed window faces to the side. Oak planked doors with strap hinges lead to the boiler room and;



Cloakroom

Fitted with a contemporary toilet with a concealed cistern and a wash basin with cabinet below. The flooring is vinyl tiled with underfloor heating and there is a double glazed window and an extractor fan.

Boiler Room 4'4 x 8'1

A wall mounted Vokera LPG condensing boiler provides the hot water and central heating. The flooring is vinyl tiled and there is a double glazed roof light and double doors open to the front.



First Floor-Landing

The ceiling is sloped with double glazed roof windows. There is a modern column radiator and two wall light points. Oak planked doors with Suffolk latches and strap hinges lead off.

Bedroom One 10'5 x 9'5

The ceiling is sloped with a double glazed skylight and double glazed windows to the front give a view across the garden to the surrounding fields. There is a modern column radiator, and a TV aerial point. An open doorway leads to a walk in;



Dressing Room 4'1 x 7'5

Having hanging, shelving and drawer space.

Bedroom Two 10'5 x 9'

The ceiling is sloped with a double glazed skylight and a double glazed window to the front gives a view across the garden to the surrounding fields. There is a recessed cupboard above the stair head which also houses the MCB consumer unit.



Bathroom 9'7 x 7'7

Fitted with a toilet, a wash basin with drawers below, a bath with mixer shower taps and a separate low-step shower enclosure with a mains fed dual head shower and marine boards to two sides. The flooring is vinyl tiled, the ceiling is sloped with a double glazed skylight and recessed lights. There is a chrome heated towel rail and an extractor fan.



Outside

The barn is accessed down a gravelled drive, over which the two neighbouring properties have a right of access.

Double wooden gates give vehicle access to a parking area for up to 4 cars.



Across the front and to the side of the house is a beautifully maintained garden mainly to lawn with several flower and shrub beds and fruit trees.



By the barn there is a stone flagged patio.



The garden enjoys a superb open view across the surrounding pasture and woodland.

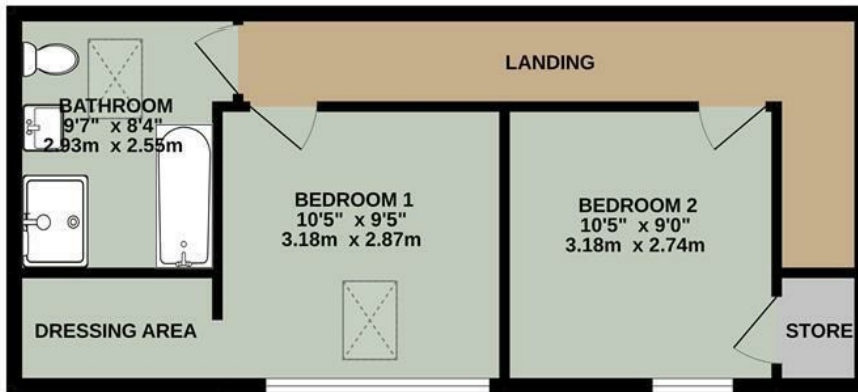
A wooden shed is in 2 sections, the larger having a power supply.



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

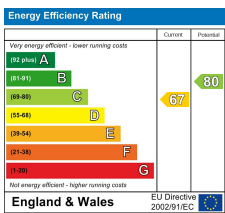


1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

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