

**WILKES  
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Residential  
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## **Barn End, Motherby, CA11 0RL**



- **Semi Detached Barn Conversion**
- **Desirable Village on The Fringe Of The National Park**
- **Living Room with Wood Burning Stove, Farmhouse, Dining Kitchen + Cloakroom**
- **2 Double Bedrooms + Bathroom**
- **Off Road Parking + Small Gravel Seating Area**
- **Oil Fired Central Heating, Wood Burning Stove + Double Glazing**
- **Tenure - Freehold. EPC Rate - D. Council Tax Band - C.**

**Price £245,000**

Situated in this attractive hamlet, on the fringes of the Lake District National Park, Barn End is a delightful barn conversion, which successfully combines the traditional building with contemporary styling. The light and airy accommodation comprises: Dining Kitchen, Inner Hall, Living Room, Cloakroom, Galleried Landing, 2 Double Bedrooms and a Bathroom. Outside there is parking for 2 cars and a small gravelled seating area. The property has the benefit of Oil-Fired Central Heating, a Wood Burning Stove in the living room and is fully Double-Glazed.

### **Location**

From the centre of Penrith, head up Castlegate, drive over the first mini roundabout and take the first exit at the second mini roundabout, signposted to Greystoke. Drive through Greystoke, following the road around to the left and onto Motherby. Barn End is on the left hand side.

### **Amenities Penrith**

Motherby is a peaceful hamlet on the fringe of the Lake District National Park and has easy access from the A66 and M6. In the neighbouring village Greystoke there is a village school, church, village shop and post office and a public house. All main facilities are in Penrith.

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 17,000 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. Oil fired central heating via a condensing boiler.

### **Tenure Freehold**

The property is freehold and the council tax is band C

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **Referral Fees**

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

## **ACCOMMODATION**

### **Entrance**

Through a double glazed barn opening, with a double glazed door to the;

### **Living Room 13'2 x 17'8 (4.01m x 5.38m)**

A log burning stove is set on a natural stone hearth and there are painted beams to the ceiling. The flooring is laminate and there are two double radiators a TV point, and double glazed windows face to the front and rear with rustic beams above. A multi pane glazed door opens to the;



### **Inner Hall**

Stairs, with pitch pine spindles and handrail and a storage cupboard below, lead to the first floor. There is a double radiator, exposed beams to the ceiling and pine panel doors off to the cloakroom and the;

### **Farmhouse Dining Kitchen 14'1 x 10'11 average (4.29m x 3.33m average)**

Fitted to three sides with pine fronted wall and base units and a marble effect worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven and hob with cooker hood above, an integral fridge and freezer, plumbing for a washing machine and for a dishwasher. There are painted beams and rafters to the ceiling. The flooring is ceramic tiled and there is a double radiator, a telephone point, double glazed windows face to the front and rear and a part glazed stable door opens to the rear.



### **Cloakroom**

Fitted with a contemporary toilet and hand basin. The flooring is slate tiled. and one wall is slate tiled. There is a chrome towel rail and an extractor fan.

### **First Floor-Landing**

On the half landing is a glazed barn vent with exposed timber lintel and shelf. A built in airing cupboard has shelves and a single radiator. The ceiling is open to the apex with exposed timbers and pine plank doors lead off to the bedrooms and bathroom.



**Bedroom One 14'7 x 11'5 (4.45m x 3.48m)**

The ceiling is open to the apex with exposed timbers and a double glazed Velux window. There is a double radiator and a TV point.

**Bedroom Two 13'1 x 8'10 (3.99m x 2.69m)**

The ceiling is open to the apex with exposed timbers and a double glazed window with a built-in wardrobe providing hanging and shelf space. There is a double radiator, a telephone point and a double glazed window to the gable with an outlook across the village to the surrounding countryside

**Bathroom 7'2 x 7'2 (2.18m x 2.18m)**

Fitted with a toilet, a wash basin and a bath having a mains fed shower over. The ceiling is partly sloped with exposed beams and a double glazed Velux window. The floor is tiled, the walls are tiled and there is a double radiator.



## Outside

Access to Barn End is across a shared drive to a gravel parking area. Across the rear of the building is off-road parking for two cars, to the gable end is a small gravel seating area.

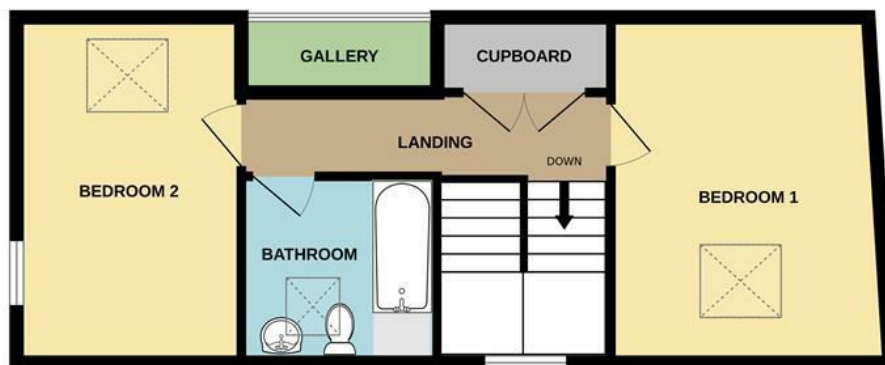


Adjoining the building is a stone built store which also houses that Worcester oil fired condensing Combi boiler which provides the hot water and central heating.

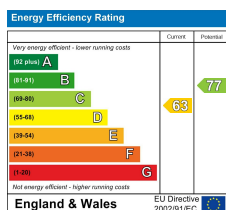
## GROUND FLOOR



## 1ST FLOOR



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