



The Barn, Newby, CA10 3EX

Guide Price £395,000

PFK

The Barn

The Property

Situated on the edge of the village of Newby with superb views across the open countryside, The Barn is a spacious, detached family home. The generous accommodation briefly comprises entrance hall, dining lounge, dining kitchen, two bedrooms, bathroom, shower room/utility and rear hall to the ground floor with a further two substantial double bedrooms to the first floor. Externally there are mature, wraparound gardens laid to lawn with Indian sandstone patio, vegetable patch to the side and courtyard to the rear. To the front of the property there is offroad driveway parking for two cars and a single garage with workshop.

- Detached barn conversion
- 4 bed, 2 baths
- Spacious accommodation
- Open countryside views
- Garden & Parking
- Tenure: Freehold
- Council Tax: Band D
- EPC rating E





The Barn

Location & Directions

Newby lies in the centre of a picturesque triangle of countryside between Penrith to the north, Appleby to the south-east and M6, J38 to the south west. There are numerous villages of which Newby is just one, and the area provides a good range of day to day facilities – primary and secondary schools, churches, public houses and sports clubs. Penrith and Appleby cater well for everyday needs and there is easy access to Carlisle, Kendal or Keswick. Direct rail services link Penrith to Scotland, Manchester Airport, and London Euston and the Yorkshire Dales and Lake District National Park are also near at hand.

Directions: From Penrith, take the A6 towards Shap and follow the road through Eamont Bridge taking the right turn signposted for Morland. Continue on this road, taking the right turn to Newby (passing Chatburn Kennels on your right), until the crossroads. Head straight over the crossroads, continuing until reaching Newby. Turn right on entering the village, and The Barn is the second last house on the left before leaving the village.



ACCOMMODATION

Entrance Hallway

Accessed via UPVC glazed door. A bright hallway with stairs to the first floor, radiator and doors giving access to ground floor rooms.

Lounge

12' 9" x 15' 9" (3.89m x 4.79m)

An attractive reception room with log burning stove in a feature fireplace with stone hearth and wood mantel, dado rail, built in corner TV stand with storage below, radiator, large side aspect window overlooking the garden, open access into the dining room and part glazed door leading into the kitchen.

Dining Room

8' 8" x 10' 6" (2.63m x 3.21m)

A dual aspect, second reception room with radiator.

Kitchen

12' 10" x 10' 6" (3.91m x 3.19m)

Fitted with a good range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Freestanding fridge freezer and electric cooker with extractor over, breakfast bar informal dining area and built in pantry cupboard, side aspect window and door to the rear porch.

Rear Porch

With part panelled walls and wall mounted shelving, floor standing central heating boiler, coat hooks, tiled flooring and UPVC door giving access out to the rear.

Bedroom 3

12' 6" x 12' 10" (3.80m x 3.91m)

A large side aspect double bedroom with radiator and a good range of fitted wardrobes.



Shower Room

5' 11" x 7' 2" (1.81m x 2.19m)

Fitted with a three piece suite comprising shower cubicle with electric shower, wash hand basin and WC. Part tiled, part panelled walls, plumbing for washing machine, tiled flooring and obscured rear aspect window.

Bathroom

5' 8" x 10' 5" (1.73m x 3.17m)

Fitted with a three piece suite comprising panelled bath, wash hand basin and WC. Tiled splashbacks, panelled ceiling and part panelled walls, radiator and obscured side aspect window.

Bedroom 4

8' 9" x 13' 6" (2.67m x 4.12m)

A front aspect double bedroom with radiator.

Bedroom 1

16' 0" x 16' 4" (4.88m x 4.99m)

A large side aspect double bedroom with loft access hatch, radiator and built in wardrobe.

Bedroom 2

13' 5" x 16' 4" (4.10m x 4.97m)

A substantial, side aspect double bedroom enjoying an attractive open outlook. With built in wardrobe, wall mounted shelving and radiator.





EXTERNALLY

Garden

The garden wraps around the property, with a lawned area to the front with mature borders and Indian sandstone patio area, a further section of lawn to the side with vegetable plot and a courtyard area to the rear.

DRIVEWAY

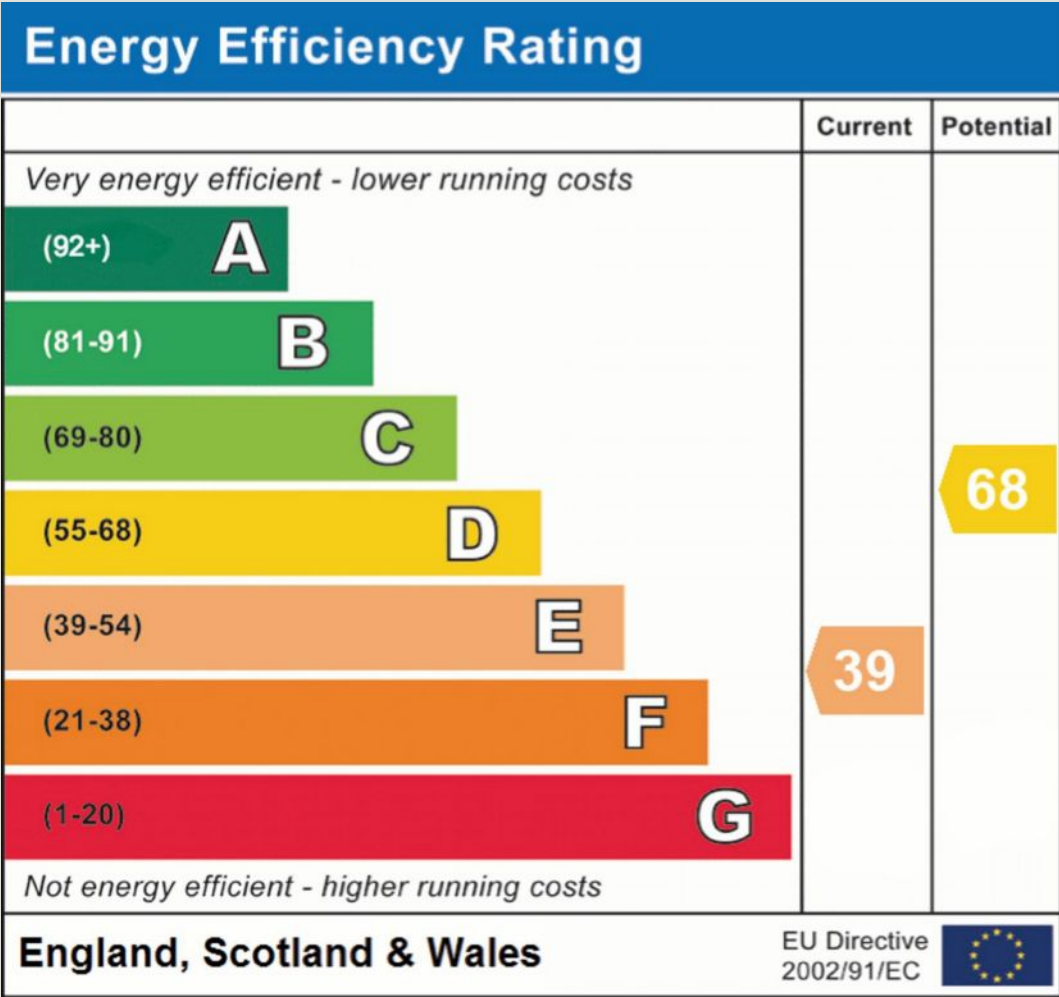
2 Parking Spaces

To the front of the property, there is offroad driveway parking for two cars, and an attached garage.









ADDITIONAL INFORMATION

Septic tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Services

Mains electricity, water and shared septic tank drainage. Oil fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.





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