



Littlesway, Wreay, Carlisle, CA4 0RL

Guide Price **£475,000**

PFK

Littleway

The property:

Nestled in a picturesque village location, this fabulous four bedroom detached barn conversion offers a unique blend of historical charm and modern comfort. The property boasts stunning feature arched windows in the living and dining rooms that flood the interiors with natural light, creating a warm and inviting atmosphere. On the ground floor, there are spacious living areas with patio doors leading out to the both the rear and courtyard gardens. There is a well-appointed dining kitchen, served further by a large utility room and completed with a spacious ground floor shower and cloaks room. Upstairs, the property features four double bedrooms, providing ample space for family and guests, along with two further bathrooms for added convenience.

Step outside and discover the enchanting wrap-around gardens that surround the property, offering a tranquil oasis for relaxation and enjoyment. The low-maintenance gardens feature a front lawned area with pedestrian access to the garage, a side courtyard garden bathed in sunlight, and a rear walled garden with split-level patios ideal for alfresco dining and entertaining. Secure gated access ensures privacy and security, while the driveway parking and attached garage provide ample space for multiple vehicles. With its idyllic setting and generous outdoor amenities, this property is the epitome of village living at its finest.





Wreay, Carlisle

The location:

Nestled in the picturesque countryside near Carlisle, Wreay is a delightful village that seamlessly combines rural charm with modern conveniences. The village is home to the well-regarded Wreay Primary School, making it a fantastic place for families. For those seeking a sense of community, the local pub offers a warm and welcoming atmosphere. St. Mary's Church, a stunning Grade II* listed building, is a key feature of the village. Designed by Sara Losh in the early 19th century, this Church of England parish church is a significant historical landmark, being the earliest example in Britain of a revival of Lombard architecture. With its tranquil setting, strong local amenities, and rich history, Wreay is the perfect location for those seeking a peaceful, yet connected lifestyle.

Directions

Littlesway can be located using the postcode CA4 0RL and identified by a PFK For Sale board. Alternatively by using What3Words: [///teamed.locate.chromatic](https://www.what3words.com/locate-chromatic)

Council Tax band: G

Tenure: Freehold

EPC: F



ACCOMMODATION

Entrance Porch

5' 11" x 4' 0" (1.80m x 1.22m)

Hallway

Kitchen / Dining

22' 9" x 11' 10" (6.94m x 3.60m)

Utility Room

11' 0" x 9' 7" (3.35m x 2.92m)

Bathroom

12' 7" x 6' 9" (3.84m x 2.07m)

Dining Room

17' 8" x 13' 9" (5.38m x 4.20m)

Living Room

30' 9" x 16' 9" (9.38m x 5.11m)

Snug Area to Living Room

9' 3" x 8' 8" (2.81m x 2.64m)

FIRST FLOOR

Main Landing

With doors to bedrooms 1, 2 & 4 and double doors leading to the inner landing

Bedroom 1

20' 4" x 11' 3" (6.20m x 3.43m)

En-Suite

14' 9" x 8' 8" (4.50m x 2.63m)

Bedroom 2

17' 5" x 13' 9" (5.30m x 4.18m)

Bedroom 4

11' 6" x 11' 5" (3.50m x 3.47m)

Inner Landing

With doors off to





ACCOMMODATION, continued:

Bedroom 3

18' 1" x 12' 1" (5.52m x 3.69m)

Bathroom

12' 1" x 8' 6" (3.68m x 2.59m)

Walk in Wardrobe / Storage

18' 10" x 7' 5" (5.75m x 2.25m)

EXTERNALLY

Garden

The property benefits from wrap around low maintenance gardens, with gated pedestrian access all around. To the front is a lawned garden with pedestrian access to the garage, the side courtyard garden is a spacious south facing sun trap with patio doors out from the snug area to the living room and a large covered area to the doorway leading into the utility room, plus access to an outhouse and screened oil tank. An arched gated access leads to the rear walled garden with split level patios providing private seating and dining areas and door leading into the dining room.





Floor 0



Floor 1

Approximate total area⁽¹⁾

3230.8 ft²

300.15 m²

Reduced headroom

118.98 ft²

11.05 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



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.

Services

Mains electricity & water, septic tank drainage; oil central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – 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.





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