



Old Midtown Barn, Great Strickland, CA10 3DF.

Guide Price £490,000

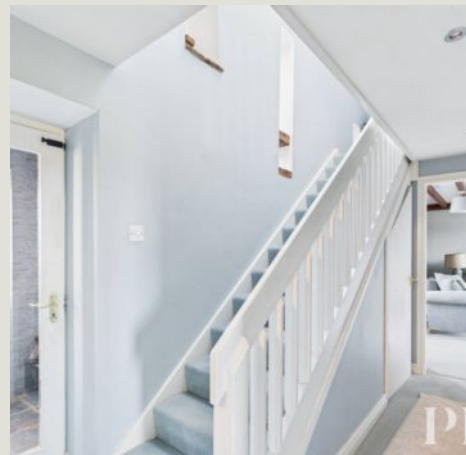
PFK



## Old Midtown Barn, Great Strickland.

Nestled in a picturesque location, this charming barn offers a perfect blend of modern features and classic design. As you step inside, you are greeted by a spacious and light-filled interior. The ground floor features a welcoming hall leading to a contemporary dining kitchen fitted with cabinets. The living room and dining room are both ideal for entertaining guests or simply relaxing with loved ones whilst enjoying the views. Upstairs, the property boasts 5 bedrooms, family bathroom with the master bedroom including an ensuite shower. Bedrooms 3 and 4 interconnect and could provide accommodation for a dependent relative if required. Throughout the barn, windows frame stunning views of the countryside, creating a serene and inviting atmosphere.

Stepping outside, the property offers a generous outdoor garden space with a lawned area to the side of the house which features a Garden Room perfect for enjoying a peaceful retreat, the lawn is ideal for outdoor activities, there is a Barbeque area for al fresco dining, and storage areas for convenience. Additionally, a further lawned garden area to the rear of the property provides a breathtaking vista of the fells, making it an ideal spot to unwind and soak in the beauty of the outdoors. To complete the package, a driveway located at the front of the property provides parking.





# Old Midtown Barn, Great Strickland

The location: Old Midtown Barn is located in the village of Great Strickland which is situated in the Eden Valley, nestled between the Cumbrian mountains to the west and the Pennines to the east, approximately 5 miles south east of Penrith. The village features St Barnabas' Church and the Strickland Arms public house. The surrounding area is characterised by its rural charm, with the River Leith, the West Coast Main Line, and the M6 Motorway lying to the west of the village.

## Key Features:

- Charming 5 bedroom Barn Conversion with parking
- Hall, living room, dining kitchen, utility/WC and additional dining room
- Garden areas with a lawn, Garden Room, BBQ area and stunning views of the fells.
- Tenure: Freehold
- Council Tax Band: E
- EPC rating F

Directions: Old Midtown Barn can be located with postcode CA10 3DF and identified by a PFK for sale board.

Services: Mains electricity, LPG gas, water & part mains part septic tank drainage; LPG gas heating. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.







## Ground Floor

### Entrance Porch

Entrance providing access into the porch with windows either side and glazed door through to:

### Hall

Radiator, under stair storage cupboard and stairs off to first floor.

### Utility/Cloakroom

6' 2" x 6' 7" (1.88m x 2.00m)

Utility room recently refitted and providing wall units, work surface with space beneath, WC, wash hand basin, heated towel rails, wall mounted central heating boiler and window.

### Living Room

20' 7" x 13' 7" (6.28m x 4.14m)

Dual aspect reception room with lots of natural light from both elevations and providing a feature fireplace with hearth and wood burning stove, exposed timber panels to ceiling, radiator and recessed glazed area enjoying the aspect of the rear garden views and providing door onto the garden.

### Dining Kitchen

9' 7" x 20' 8" (2.93m x 6.29m)

Well fitted dining kitchen with a range of wall, drawer and base storage units with work surface over. 1.5 single drainer sink unit, space for Rangemaster which has a marble splash back. Exposed beam, tiled floor, built in pantry and door to rear garden.

### Dining Room

14' 1" x 11' 2" (4.30m x 3.40m)

Approached from the dining kitchen. Incorporating tiled floor, wood burning stove, stable style door providing access to the side of the property and dual aspect windows to the front and side providing lots of natural light. Doors to the rear providing access to the rear garden.





## **First Floor**

### **Landing**

Radiator, built in linen/storage cupboard, Velux window and arrow slit feature windows.

### **Bedroom 1**

13' 11" x 12' 0" (4.24m x 3.67m)

Master bedroom situated to the rear of the property with exposed beam, wash hand basin and beautiful recessed reading area predominantly glazed enjoying the view/aspect to the rear.

### **En suite**

Walk in shower, WC, heated towel rail and Velux window.

### **Bedroom 2**

9' 11" x 7' 8" (3.01m x 2.35m)

Situated to the rear and incorporating radiator, laminate floor, exposed beam and arched window enjoying the view.

### **Bedroom 3 & 4**

These rooms interconnect and would provide an ideal space for a dependent relative. You access Bedroom 4 through Bedroom 3.

### **Bedroom 3**

9'6" x 12'9" (2.89m x 3.88m)

Rear bedroom with loft access, exposed beam, Velux window and door into:

### **Bedroom 4**

14' 2" x 11' 0" (4.32m x 3.35m)

Large bedroom providing radiator, exposed beams, Velux window, window to the side elevation and arched rear window enjoying the view.

### **Bedroom 5**

6' 3" x 8' 10" (1.90m x 2.70m)

Front bedroom with radiator, exposed beam and Velux window. The room could alternatively be used as an office.





### **Bathroom**

White 3 piece suite comprising; WC, was hand basin and bath with shower attachment from taps. Heated towel rail and velux window.

### **Externally:**

#### **Garden**

The property provides a large garden area to the side which houses the Garden room, Lawn, Barbeque and storage areas. In turn there is a further lawned garden area to the rear which enjoys a fantastic aspect across to the fells.

#### **Parking**

There is a driveway positioned to the front of the property and providing parking.

#### **Garden Room**

A well proportioned garden room featuring a shower room and enjoying picturesque views across the landscape.

**PLEASE NOTE:** The seller has informed us that this unit has not received planning permission. Any prospective buyer will need to accept the property in its current condition and is advised to seek legal advice from their solicitor to clarify the planning status.





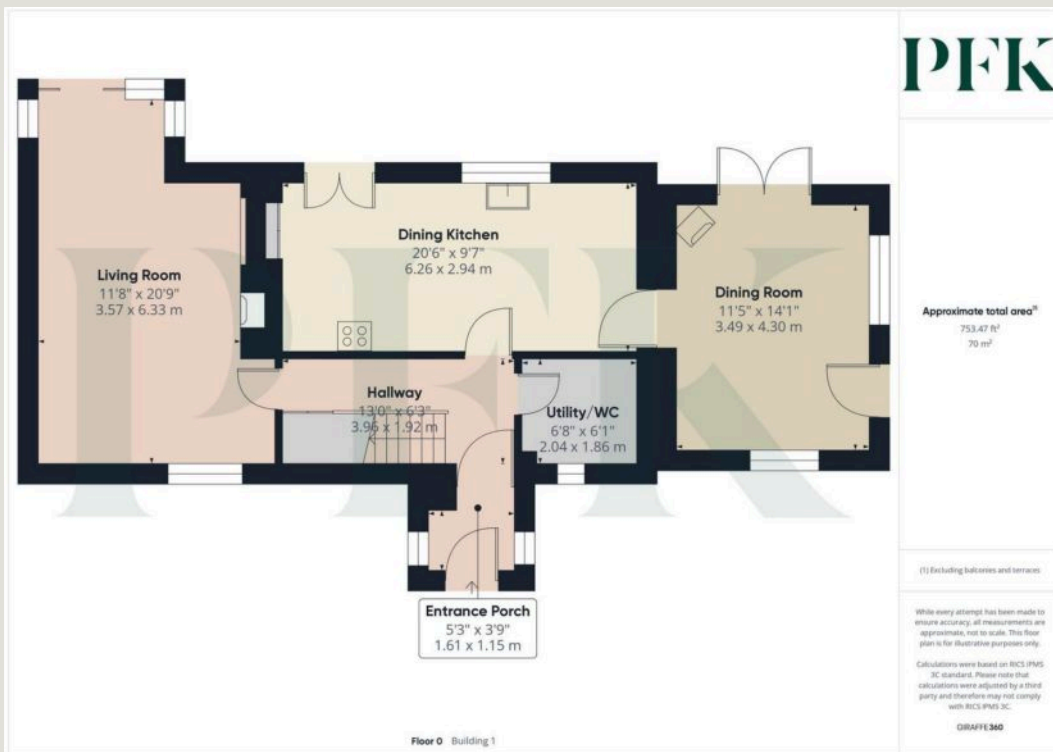
## ADDITIONAL INFORMATION

### 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; 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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