



**Borrowans, Newbiggin-On-Lune - CA17 4NT**

Guide Price **£350,000**

**PFK**

## The property:

Nestled within the picturesque hamlet of Newbiggin on Lune this stunning property offers a unique living experience in a beautifully converted barn. The reverse style accommodation ensures that the large living area on the first floor takes full advantage of the breathtaking views. 3 bedrooms, one with an en suite are situated on the ground floor where you will find an additional bathroom, the interior of this home is elegantly designed to provide both comfort and style. The dining room and dining kitchen offer ample space for entertaining to the first floor. Parking is conveniently located at the front of the property and the outside space includes a rear yard with outbuildings, perfect for storage. The rear garden can be accessed from the yard, providing an outdoor sanctuary for relaxation and enjoying the surroundings.

### The Location:

Borrowans is located in the village of Newbiggin on Lune which forms part of the Yorkshire Dales National Park and is an attractive rural community on the northern fringes of the Howgill Fells, surrounded by exceedingly beautiful countryside with fine walks. The area has good communications with the M6 (J38) about 7 miles and the A66 trans-Pennine trunk route at Brough, about 9 miles. The towns of Kendal, Penrith, Lancaster and Carlisle are readily accessible and the market town of Kirkby Stephen is approximately 5 miles providing a good range of everyday facilities.





### Directions:

Borrowans can be located using the postcode CA17 4NT or alternatively by using What3Words: [///petty.blinks.consented](https://www.what3words.com/#!/petty.blinks.consented)

### Key Features:

- Reverse style accommodation providing a large living area to the first floor enjoying the views
- 3 Bedrooms one with en suite, additional Bathroom and WC.
- Dining Room, Dining Kitchen & parking to the front of the property.
- Rear yard with out buildings and providing access to the Rear Garden.
- Tenure - freehold
- Council tax - Band D
- EPC rating - G

### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Good size reception hallway approached by an entrance door to the front of the property with glazed side panels. Radiator, stairs off to first floor and door providing access to the rear of the property.

##### Bathroom

8' 3" x 9' 11" (2.52m x 3.01m)

Four piece suite comprising; WC, walk in shower unit, claw foot bath and pedestal wash hand basin with mirrored vanity cupboard above. Radiator, heated towel rail, extractor, tiled floor and part tiled walls.

##### Bedroom 1

11' 9" x 14' 7" (3.57m x 4.45m)

Two windows to the rear aspect and providing radiator and recessed dressing area with built in wardrobe/storage and door providing access into;



**En Suite**

5' 10" x 5' 11" (1.77m x 1.80m)

Fitted three piece suite comprising; corner shower unit, WC, vanity wash hand basin with storage drawer beneath and vanity mirror above. Heated towel rail, extractor fan and part wall tiling.

**Bedroom 2**

10' 2" x 12' 8" (3.10m x 3.85m)

Radiator and window looking onto the garden.

**Bedroom 3**

8' 5" x 9' 1" (2.56m x 2.77m)

Radiator, window looking onto the garden and window to the front.

**First Floor****Lounge**

20' 9" x 19' 9" (6.33m x 6.02m)

A beautiful large reception lounge with three picture windows allowing you to enjoy the open aspect to the nearby fells to the rear and side of the property. Feature stone fireplace with wood burning stove, 3 radiators and exposed beams. Double glazed doors provide access to a dining terrace again enjoying views over the garden across to the fells and providing steps down. Open through to;

**Inner Hall**

Providing access to the dining room and first floor WC.

**Cloak/WC**

3' 10" x 6' 4" (1.17m x 1.93m)

Two piece suite comprising; WC and wash hand basin.

**Dining Room**

11' 9" x 11' 9" (3.58m x 3.57m)

Situated to the rear of the property with exposed beams, radiator and open through to;





### Dining Kitchen

14' 10" x 9' 7" (4.53m x 2.91m)

Dual aspect dining kitchen with a range of fitted wall, base and drawer units with worksurface over. 1.5 single drainer sink unit, open display plate rack, integrated oven and hob with extractor over. Radiator, part wall tiling, loft access and built in storage pantry.

**EXTERNAL:** Parking to the front of the property and rear paved garden/yard with stocked areas and providing access to 3 stores. Steps take you to the terrace off the first floor lounge and also to the rear garden which in turn provides a lawned garden area enjoying the views with stocked and shrubbed areas. LPG tank, paved patio area and green house.

### ADDITIONAL INFORMATION

**Services:** Mains electricity, water & drainage. LPG heating. appliances/services within these particulars does not imply that they are in full and efficient working order. Please note: The measurements are approximate so may reflect the maximum dimensions and 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 : 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 2024 was £221.00; 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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