



The Barn, Blencarn, CA10 1TX

Guide Price: £480,000

PFK

The Barn, Blencarn.

The property:

Welcome to this stunning 4 bedroom barn conversion, a beautiful blend of history and modern conveniences. Boasting a desirable south east aspect and situated in a tranquil setting, this exquisite property offers a unique opportunity to enjoy the charm of a traditional barn with the luxury of modern living.

As you approach the Barn, you are greeted by the impressive exterior and the elegant design immediately captures your attention, setting the tone for the exceptional features that await inside.

Upon entering, you are welcomed into a spacious and inviting interior that exudes style. The property boasts four generously proportioned bedrooms. The master bedroom features an en suite shower room.

The heart of the home is the expansive lounge which is an inviting space that is perfect for unwinding after a long day. Large windows flood the room with natural light, creating a bright and airy atmosphere that is ideal for both relaxation and entertainment. The open-plan layout seamlessly connects the well appointed kitchen and dining room, creating a cohesive space that is perfect for hosting gatherings with family and friends. The additional walk in pantry, boot/storage room, ground floor WC & utility also add valuable functionality.



Throughout the property, attention to detail is evident, creating a sense of luxury and sophistication. The property has been meticulously maintained and is presented in immaculate condition, ready for the new owner to move in and start enjoying the comforts of modern living.

In conclusion, this 4 bedroom barn presents an opportunity to own a distinctive home that blends charm with modern luxury.

EXTERNAL: A charming front forecourt garden offering an al fresco dining terrace, enjoying open views across the village green and into the heart of the village. A gated and enclosed rear terrace/patio area with a door providing direct access to the property; the terrace gate also leads to the parking area and **Double garage/Barn** providing generous parking and storage space, with potential for alternative uses, subject to the necessary planning permissions. There are 2 additional outside stores to the left of the shared driveway owned by Blencarn Hall.

The beautiful contents of the property (excluding personal items) are available by separate negotiation, offering the rare opportunity to purchase this exquisite home fully furnished. In essence, you could simply pack your bags and move straight into this turn key residence being ready to enjoy it from day one.





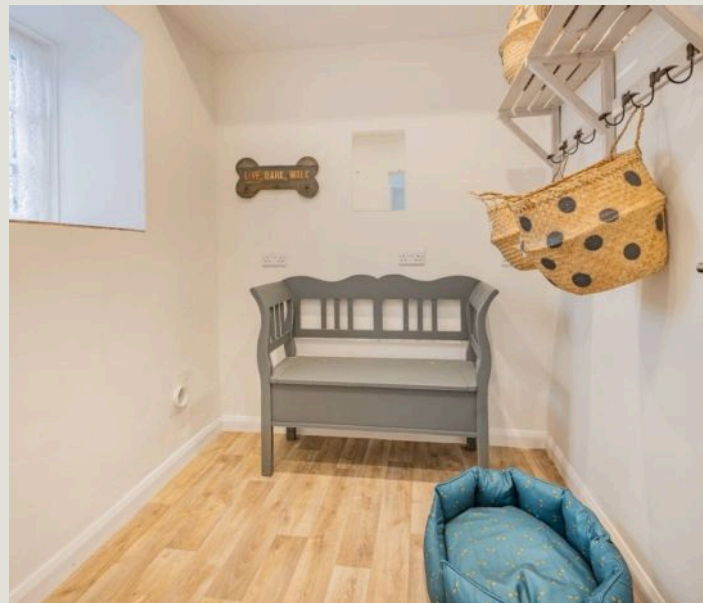
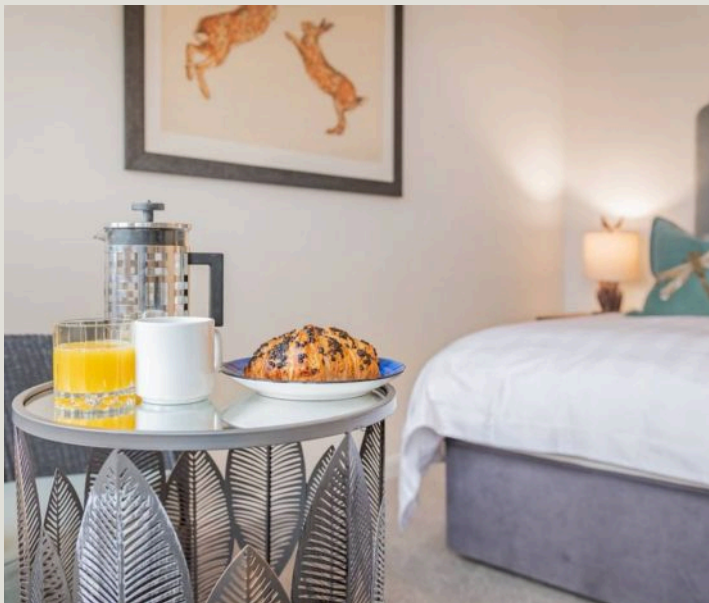
The Barn, Blencarn.

The Location:

Blencarn is a delightful village nestled in the heart of the Eden Valley, Cumbria, offering a peaceful rural lifestyle surrounded by breathtaking natural beauty. Positioned approximately 9 miles east of Penrith, 7 miles north of Appleby-in-Westmorland and just 12 miles from the Lake District National Park, it enjoys a superb location at the foot of the Pennines with far-reaching countryside views. The village is framed by rolling hills and lush green fields, with the serene Blencarn Lake nearby which is a favourite spot for fly fishing. Rich in history, Blencarn dates back to Roman times, with local landmarks nearby such as the "Hanging Walls of Mark Antony".

The traditional village green and collection of characterful properties enhance its quintessential charm, while the village hall provides a focal point for community life. For lovers of the outdoors, the area offers immediate access to scenic walking routes including Cross Fell and the Pennine Way. Blencarn is an idyllic setting for those seeking a slower pace of life amid natural and historic scenery.

Directions: The Barn can be located using the postcode CA10 1TX and identified by a PFK For Sale board. Alternatively by using What3Words: **///converged.magnetic.cleansed**



ACCOMMODATION

Entrance Hall

Lounge

15' 8" x 20' 4" (4.78m x 6.20m)

Kitchen

10' 5" x 17' 3" (3.17m x 5.27m)

Pantry

6' 1" x 12' 1" (1.86m x 3.69m)

Dining Area

10' 9" x 9' 3" (3.27m x 2.81m)

Rear Hall

Ground Floor WC/Utility Room

5' 7" x 9' 2" (1.71m x 2.80m)

Boot Room

6' 1" x 8' 2" (1.85m x 2.48m)

FIRST FLOOR

Landing

Inner Hall

Bedroom 1

10' 5" x 11' 8" (3.17m x 3.55m)

En Suite Shower Room

Bedroom 2

12' 0" x 8' 11" (3.66m x 2.72m)

Bedroom 3

13' 1" x 15' 9" (3.99m x 4.80m)

Bedroom 4

8' 8" x 14' 7" (2.65m x 4.44m)

Bathroom

8' 1" x 11' 4" (2.47m x 3.45m)



ADDITIONAL INFORMATION

PLEASE NOTE: The use of the property is limited to a single family dwelling. No letting permitted.

KEY FEATURES

- Council Tax band: D
- Tenure: Freehold
- EPC Energy Efficiency Rating: TBC

Services

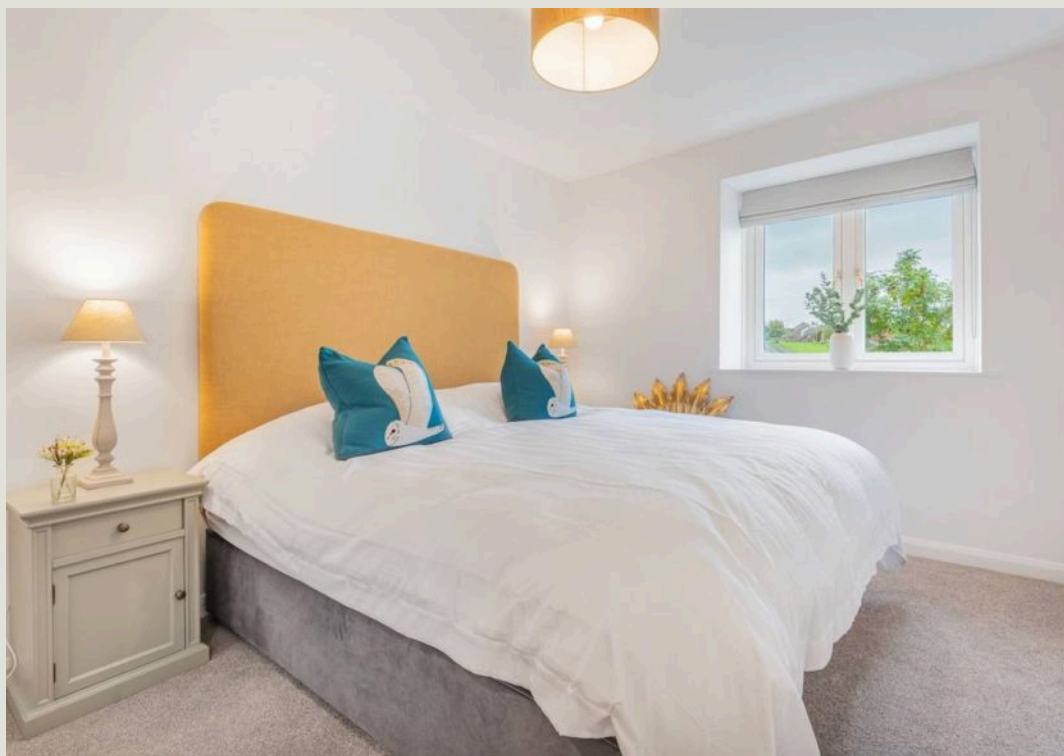
Mains electricity, water and drainage. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

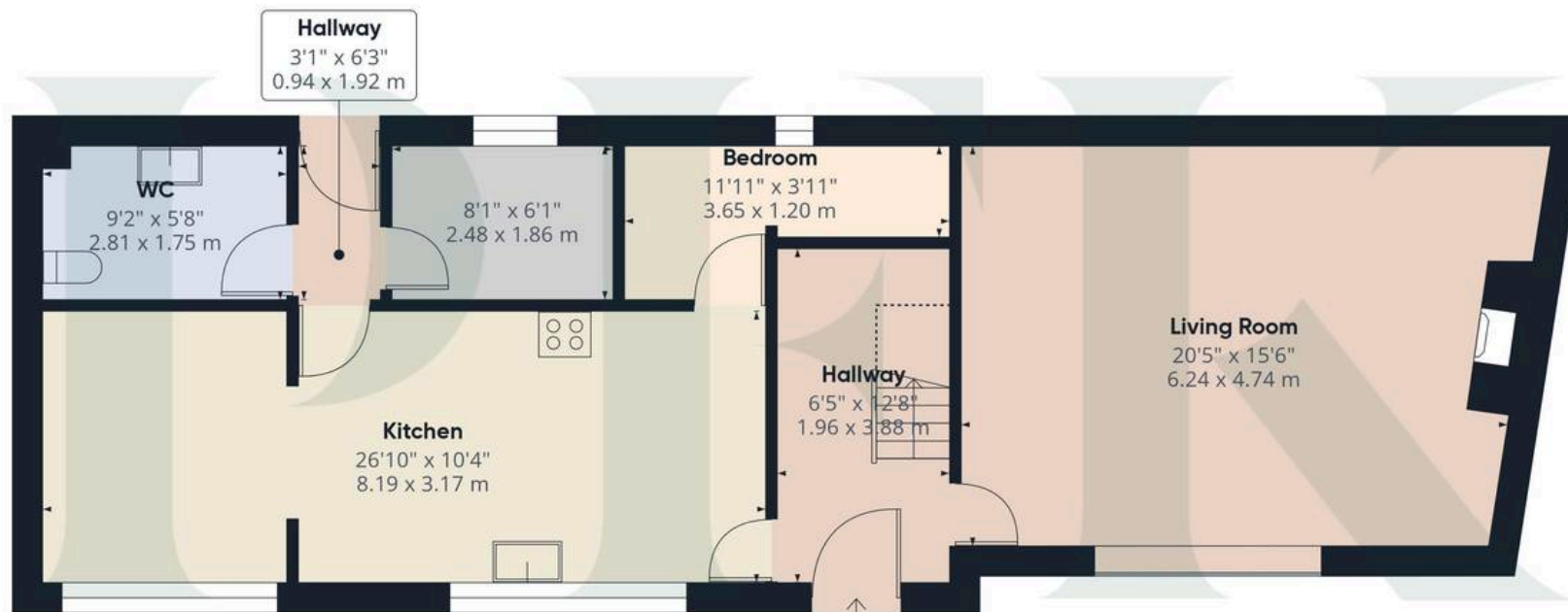
Referral & Other Payments

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 : 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.

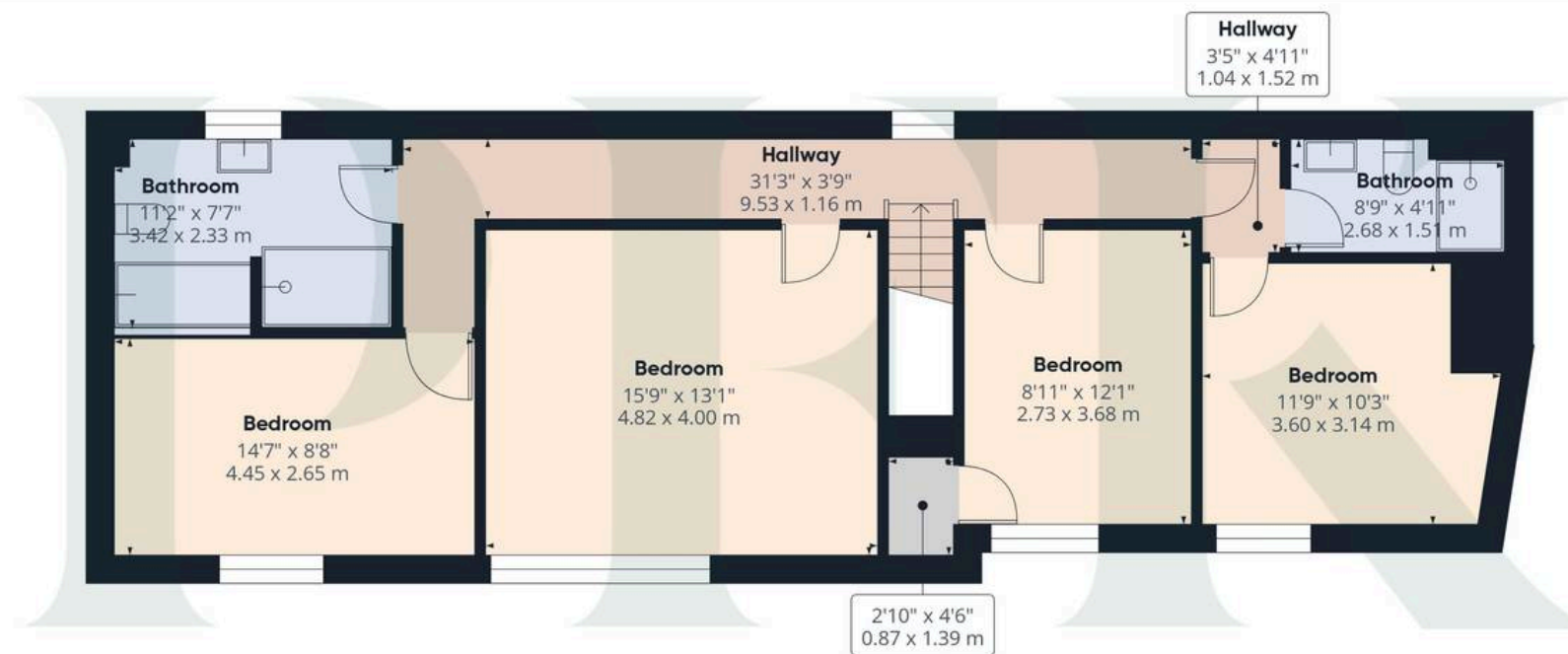








Floor 0



Floor 1

Approximate total area⁽¹⁾

1729 ft²

160.6 m²

Reduced headroom

13 ft²

1.2 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 are based on RICS IPMS 3C standard.

GIRAFFE360



PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

