



Barn House, Tebay, CA10 3SZ

Guide Price £265,000

PFK

The Property

Nestled in a quaint and peaceful location, Barn House is a charming barn conversion offering character, comfort, and countryside charm. Designed in a reverse-style layout to maximise the beautiful open outlook, this delightful home is both stylish and practical.

The ground floor features two generously sized double bedrooms, each boasting their own luxurious four-piece en-suite bathrooms. Upstairs, a third spacious double bedroom comes complete with an en-suite shower room, providing flexible accommodation for families or guests.

The first-floor living space is bright and open-plan, with a well-appointed kitchen centred around a sociable island unit. This flows seamlessly into a welcoming dining area and a cosy lounge with a log-burning stove — perfect for relaxing evenings. Patio doors open out onto a sun-drenched terrace, ideal for outdoor dining and enjoying the scenic surroundings.

Barn House is a beautifully finished home offering a unique blend of rustic charm and modern living.





The Location & Directions

Barn House is pleasantly and quietly situated, close to the boundary of the Yorkshire Dales National Park, in a small hamlet just 2 miles from Tebay/Junction 38 of the M6 and the A685 linking through to the A66 and A1. Orton is about a mile to the north and provides a small village store and post office, public house, cafe and the famous Orton Chocolate Shop, with a small convenience shop also being available at the nearby Tebay Services. The delights of the Lake District National Park are also within easy reach.

Directions

To locate Barn House you can use the postcode CA10 3SZ or by using What3words attending.starch.shun.

Tenure: Freehold

Council Tax: Band C

EPC rating D



ACCOMMODATION

Ground Floor

Hallway

Entering the property through a wooden door which leads you into the main hallway, where you will find stairs to the first floor and doors to the ground floor bedrooms.

Bedroom 1

16' 3" x 10' 7" (4.96m x 3.22m)

Double bedroom with windows to the front and rear, two radiators and fitted wardrobes.

Ensuite

Fitted with four piece suite comprising bath, walk in shower, WC and wash hand basin. Heated towel rail and storage cupboard.

Bedroom 2

15' 11" x 9' 10" (4.86m x 3.00m)

Double bedroom with built in wardrobes, window to the rear and two radiators.

Ensuite

Fitted with four piece suite comprising bath, walk in shower, WC and wash hand basin. Heated towel rail.

First Floor

Bedroom 3

16' 5" x 8' 9" (5.00m x 2.67m)

Dual aspect, double bedroom with windows to the front and rear. Two radiators.

Ensuite

Fitted with electric shower, WC, wash hand basin and radiator.



Open Plan Kitchen/Living/Dining

Kitchen Area

16' 5" x 10' 0" (5.01m x 3.05m)

Focused around a central island, the kitchen has a good range of base units with complimentary laminate work surface, electric hob and oven with extractor fan above, stainless steel sink and drainer with mixer tap, space for an undercounter fridge and plumbing for a washing machine.

Lounge/Diner

23' 0" x 16' 6" (7.00m x 5.04m)

Spacious lounge/diner with feature beams, log burning stove set in recessed fireplace, space for a dining table, windows to the front and rear, two radiators, and patio doors leading out onto the terrace.

EXTERNALLY

Garden

Terraced patio garden.

Allocated parking

4 Parking Spaces

Allocated parking is available for 4 cars, 2 spaces at the front of the property and space for a further 2 spaces at the rear.





ADDITIONAL INFORMATION

Services

Mains electricity, water & septic tank drainage. Oil fired central heating and double glazing installed throughout. Please note: 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.

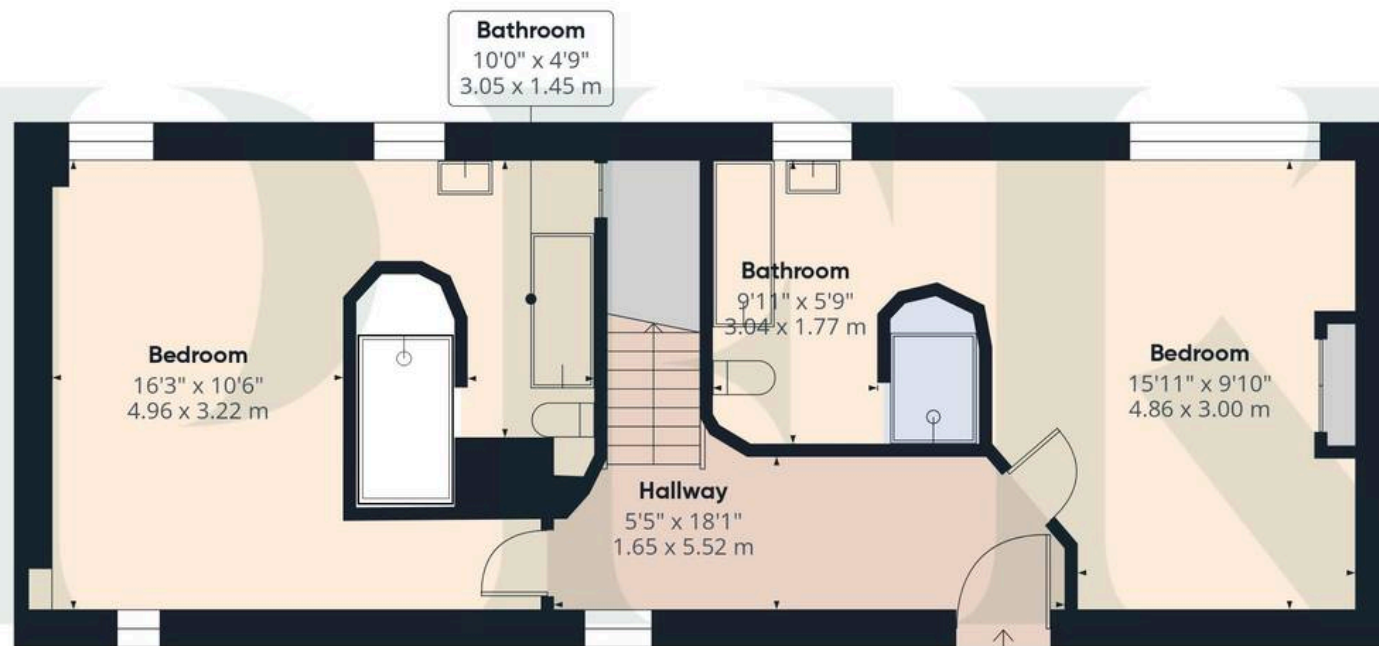
Septic Tank

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; 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.



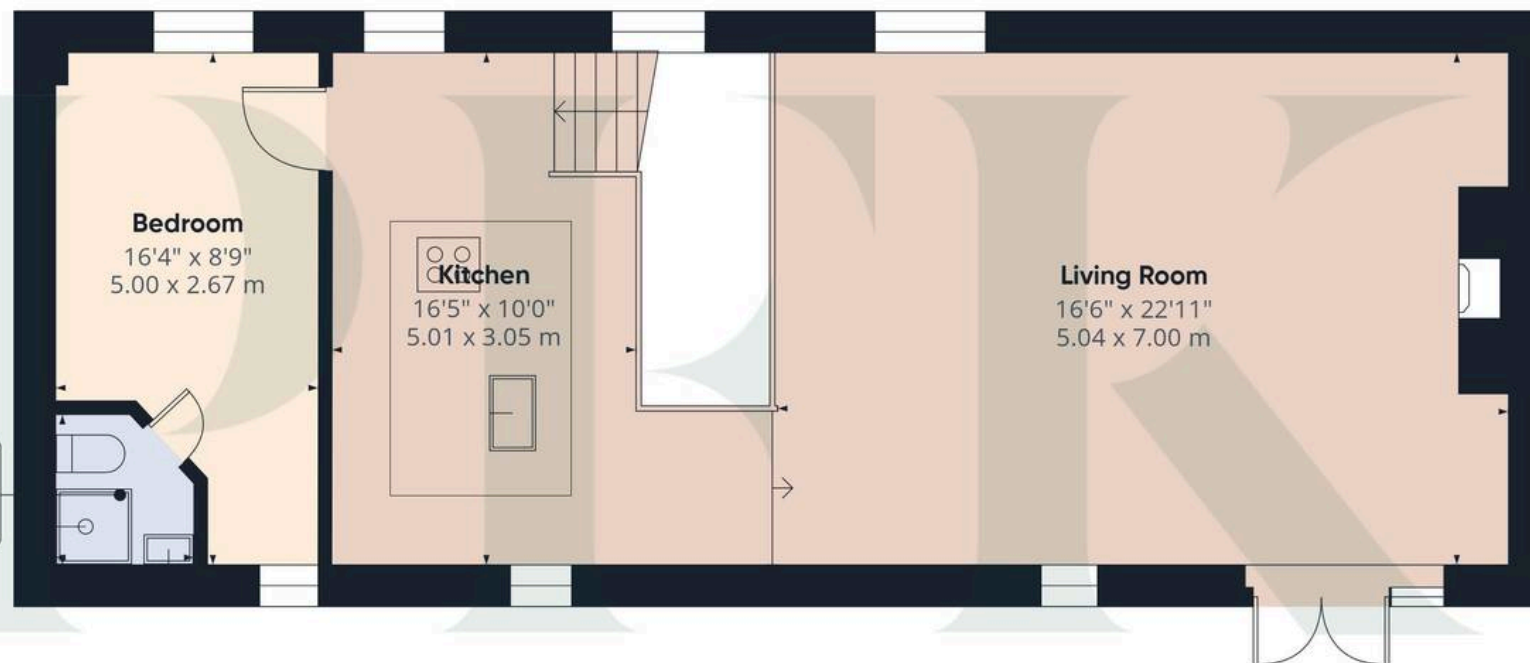


Floor 0

Approximate total area⁽¹⁾

1380 ft²

128.2 m²



Floor 1


(1) Excluding balconies and terraces

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



PFK Estate Agents

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

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

