



Offers a tremendous amount of wealth, charm and character

Stunning open plan kitchen and diner with exposed beams

Impressive master bedroom with beams fitted wardrobes

Beautiful lounge with vaulted ceiling and beams

Versatile study and large utility room

Large bathroom suite

Offers plenty a versatile accommodation

Fabulous, eye-catching Master ensuite

A total of four good sized bedrooms

Spacious driveway plus integral garage

Some properties have space, some have versatility, some have charm and character, others it's about location, here we have a property that has it all. This fabulous barn conversion is set in a highly desirable area of Stainburn, located down a quiet lane, which belongs to the property. The property has plenty of space, with four bedrooms, a fabulous living room and a stunning, open plan kitchen and diner. Certain to attract your attention are the vaulted ceilings on the first floor, boasting exposed beams, creating an incredible and rather charming feature. Whilst offering plenty of space, the property feels warm and homely and has clearly been meticulously and lovingly maintained by the current owners. It is a perfect home for anybody who demands something rather special. On the first floor there is a beautiful and spacious lounge with four exposed A-frames, a beautiful fireplace and a fully glazed door that leads out onto a spacious, elevated seating area which is quite the sun trap. The open plan kitchen and diner is simply beautiful. This room also has plenty of space with a large, central A-frame and exposed beams. The master bedroom is also located on the first floor and boasts fitted wardrobes, exposed beams, and an incredibly spacious four-piece ensuite. The remaining three bedrooms are located on the ground floor, with two very large doubles and a smaller double which could be used as a sitting room or home office if desired. There is an additional, versatile room that could be used as a home office or study, and this leads to the very large utility room. The utility room does provide internal access to the garage. The ground floor also has a large four-piece bathroom. Externally, in addition to the elevated seating area which is simply perfect for morning coffee or evening glass of wine, there is also a large driveway. The driveway provides ample parking for multiple cars and will be suitable for anybody with a caravan or motorhome. To the right-hand side of the drive, there is an area of artificial turf which provides an additional seating area. Any family looking for their next home, where location, quality, charm, and a homely feel is crucial, need look no further. Call the office today to arrange your viewing.

ACCOMMODATION

Front porch

The front porch is entered via a stylish door, with an eye-catching central frosted panel. The porch has cottage style tile flooring, a uPVC double glazed window and plenty of space for a shoe rack or coat rack. Leads through to the hallway.

Hallway

As you step inside the hallway, your eyes will certainly be drawn upwards to the vaulted ceiling and exposed beams of the kitchen diner located on the first floor. The spacious, L-shaped hallway has plenty of storage. There is a cloak cupboard and a large, walk-in cupboard which houses the Worcester boiler and has lighting and shelving. You will also find handy power point's, decorative coving, and a radiator. The hallway provides access to three bedrooms, a downstairs bathroom, and a versatile room that in turn leads to the utility. However we will start rest of the details on the first floor.

First floor

Kitchen and diner

As you head up the stairs, you will struggle to look away from the ceiling, with its fabulous, exposed beams and large A-frame running the length of this open plan kitchen and diner. This most beautiful of rooms has plenty of space for a large, family-sized dining room table and chair set. The kitchen is in excellent condition and is in keeping with the property as it enjoys a lovely, country feel. There is a range of cream wall and base units, with a complementary worktop and country style tile splashback's. There is a built-in electric oven and grill with a separate electric hob and extractor in place above. The kitchen also benefits from an integrated microwave and integrated fridge. There is a 1.5 sink with drainer board and mixer tap. The room receives a tremendous amount of natural light as there are three double glazed windows, and four Velux windows with blackout blinds. The room has plenty of warmth which is provided by a large radiator. Turning right you will lead to the stunning, master bedroom, but head through the double doors and you'll find yourself in the most beautiful of lounges.

Lounge

This delightful room boasts the same vaulted ceiling, with four fabulous A-frames and exposed beams. This room feels incredibly cosy and homely but offers plenty of space. Central to the room is a coal effect gas fire, which is set within a large, ornate stone fireplace. The room has a double glazed window and two Velux windows with blackout blinds. There is also a large radiator and wall mounted lights in addition to the two main ceiling lights. A fully glazed uPVC door with side window leading out to a fabulous, raised patio area.



Seating area

This lovely area is a fabulous sun trap. It can be accessed via the glazed door of the lounge and there are also steps that lead down to the front of the property. A perfect place for a morning coffee, evening glass of wine or a barbecue with friends and family.

Master bedroom

A stunning double bedroom, with fabulous, exposed beams and a vaulted ceiling. The room boasts a seven-door fitted wardrobe with matching bedside tables and drawers where you will find a window seat. The room feels tremendously cosy yet is a spacious double bedroom. There is a uPVC double glazed window to the front and the master bedroom boasts an ensuite.

Master ensuite

This very spacious four-piece ensuite, just like the rest of the property is in superb condition. There is a spa bath with Victorian style mixer tap and shower attachment. There is a shower cubicle with the control set on the tiled surround. There is also plenty of storage, with a large, vanity unit with a total of 15 cupboards and four drawers. There is a toilet and wash basin, with mixer tap and mirror above with built-in lighting. The bathroom has a designer heated towel radiator, with a mirror above and wall mounted lights either side. The room has partially tiled walls, tile flooring and a vaulted ceiling with fabulous, exposed beams. There is plenty of natural light via the Velux window that has a blackout blind.

Ground floor

Bedroom two

This very spacious double bedroom is beautifully decorated with a feature paper and wall. There is decorative coving, a radiator, and a uPVC double glazed window to the front.

Bedroom three

Another very spacious and tastefully decorated double bedroom. The room benefits from decorative coving, laminate flooring, a radiator, and a uPVC double glazed window that looks out to the front of the property.

Bedroom four

Like so much of the property, this room also offers versatility. If the fourth bedroom was not required, this room makes an ideal TV room, home office or study. The room has decorative coving, a radiator and dual aspect uPVC double glazed windows.



Bathroom

This large, four-piece bathroom suite is in excellent condition and comprises of a corner bath, with a Victorian style mixer tap and shower attachment. There is a shower cubicle with the control set on the tiled surround. There is a toilet and wash basin, set into a large, multi-drawer and cupboard vanity, which provides fantastic storage. The room has wall mounted lighting and ceiling spotlights. With fully tiled floors and walls and there is a radiator and an extractor.

Study

Another versatile room, which leads to the utility. It is a well presented room which could be used as a home office, study or reading room. Like the rest of the property, the décor is in superb condition and there is a radiator.

Utility

This substantial utility room is larger than many kitchens. There are wall units, base units and a large worktop with a central 1.5 sink with drainer board and mixer tap. There is plumbing for a washing machine and a door that leads through to the garage.

Garage

This good size garage, larger than most, boasts lighting, power points, plumbing for a washing machine and an electronic up and door.

Exterior

in addition to the fabulous seating area accessed from the lounge, or from the steps at the front of the property, there is also a spacious drive. The driveway provides off-street parking for multiple cars and will be suitable for anybody with a caravan or motorhome. The attractive line that leads up to the property which is laid to gravel, lined with pretty flower beds also belongs to the property. To the right-hand side of the drive, there is an area of artificial grass which offers an additional seating area and is perfect for potted plants.

TENURE

We have been informed by the vendor that the property is freehold.

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.









Ground Floor



Approximate total area⁽¹⁾
2152.78 ft²

Reduced headroom
14.63 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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