



Beautifully restored barn conversion

A wealth of original features and charm

Close to the popular coastal village of St Bees

Four well presented bedrooms

Open plan kitchen diner with centre island

“Upside down” living concept

Sought after village location

Beautiful walks on the door step

Family bathroom, master ensuite and WC

Separate utility room

*****NEW PRICE*****This stunning sandstone barn conversion has an “upside down” design, taking full advantage of the beautiful surrounding countryside views. Immaculate throughout, this lovely home has been refurbished, in keeping with the style and age of the property, whilst benefitting from modern touches such as underfloor heating, and double glazing. The property boasts vaulted ceilings, beautiful oak beams, sandstone corbels and a hay loft door to the attic space. Located in the sought after hamlet of Rottington. Less than 1 mile from both St Bees and Sandwith and within 3 miles of Whitehaven and Egremont. There is also transport to and from catchment schools (both primary and secondary), provided by the local council. Surrounded by beautiful countryside and within walking distance of the beach, this truly is an idyllic setting. The property has four beautifully presented bedrooms to the ground floor, with the master boasting an ensuite. There is also a contemporary, modern family bathroom with free standing bath. To the first floor, the beautiful oak kitchen has a centre island, vaulted ceilings and exposed beams. The lounge is equally impressive and has a multi-fuel stove, set into the chimney breast with original mantle above. There is also a useful utility and WC. Externally, the property has a lovely garden surrounded by a sandstone wall, with a patio area and well maintained lawn. Viewing is essential to appreciate this beautiful property and the superb location.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with frosted glass top light. The spacious entrance hall boasts contrasting oak doors and balustrades and wooden flooring. The property benefits from an upside down layout and all bedrooms are accessed from the ground floor hallway. There is also a useful, under stairs storage cupboard.

Master bedroom

The bright and spacious master bedroom has two uPVC double glazed windows, beautiful, modern décor, with contrasting wooden floor, skirting and doors. There is exposed, oak ceiling beams, adding an element of charm. Provides access into the ensuite.

Master ensuite

The contemporary, modern ensuite shower room has a shower cubicle, with bi-folding glass door featuring both rainfall and jet showerhead attachments. There is a pushbutton flush toilet and pedestal sink with mixer tap. The bathroom has a towel heating radiator, part tiled walls, tiled flooring, an extractor fan and a uPVC double glazed window with frosted glass.

Bedroom two

This beautifully presented second double bedroom has tasteful, modern décor, wooden flooring, exposed ceiling beams and a uPVC double glazed window.

Bedroom three

A third well proportioned and well presented bedroom, with exposed sandstone lintel, wood flooring, oak ceiling beam and tasteful, modern décor.

Bedroom four

The light and airy single bedroom has neutral, modern décor, exposed ceiling beam and a uPVC double glazed window.

Bathroom

The contemporary, modern bathroom is in keeping with the property. There is a freestanding bath, with ornate mixer tap, handheld shower attachment and clawed, chrome feet. There is a separate corner shower cubicle with tiled splash back featuring both rainfall and jet showerhead attachments, a pedestal sink with tiled splash back and a high cistern toilet. The bathroom has a towel heating radiator, exposed ceiling beams, ceiling spotlights, an extractor and a uPVC double glazed frosted glass window.

First floor landing

The first floor landing has a light well to the ceiling providing additional natural light. Oak doors lead into the kitchen diner, lounge and utility.



Kitchen diner

The beautifully presented kitchen diner has been created in keeping with the age and style of this lovely barn conversion, with statement vaulted ceilings with exposed oak beams and hay loft doors, providing access to the loft space. The kitchen area has a range of oak wall and base units, with contrasting work surfaces and tiled splash backs. The centre island incorporates an integrated microwave. The beautiful, Rangemaster oven and hob, sits below an integrated extractor hood. The kitchen benefits from an integrated fridge freezer, dishwasher and a Belfast sink, with ornate mixer tap. There are cottage style, open plate racks, and ample space for a dining table and seating, to the rear of the room. The lovely, composite stable door leads out onto the front of the property and offers a lovely view. There is plenty of illumination with ceiling spotlights, central chandelier lighting and decorative wall mounted lights. The whole space has slate tile flooring and there is a uPVC double glazed window to the dining space.



Lounge

Like the kitchen, here you will find beautiful, exposed beams to the vaulted ceiling and two Velux skylight windows that flood the lounge with natural light. This beautifully presented space features a stunning, multi-fuel stove, set into an open chimney breast, with beautiful, lintel and stone hearth. The lounge features decorative up lighters, either side of the chimney breast and to the rear wall, with spotlights and central chandelier light to the ceiling. The lounge is tastefully decorated and features wooden flooring and a uPVC double glazed window.



Utility

The useful utility and WC provides facilities to the first floor, with a corner toilet and a pedestal sink with tiled splash back. There is plumbing for a washing machine and space for a tumble dryer and a range of contemporary, modern fitted units, with wood effect countertop and tiled splash back. The utility features slate tiled flooring, an extractor fan and a light well to the ceiling.

Externally

The property has a lovely garden surrounded by a sandstone wall, with patio area and well maintained lawn. The property has allocated parking and shared guest parking.

TENURE

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

COUNCIL TAX BAND A

EPC TBC



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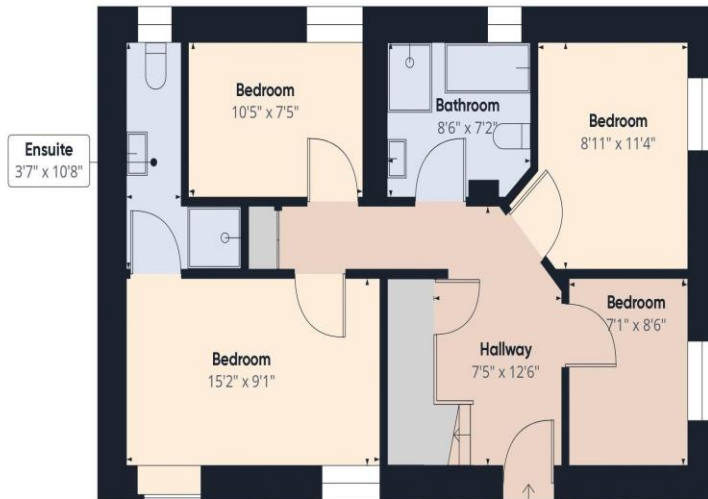
NOTE

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.

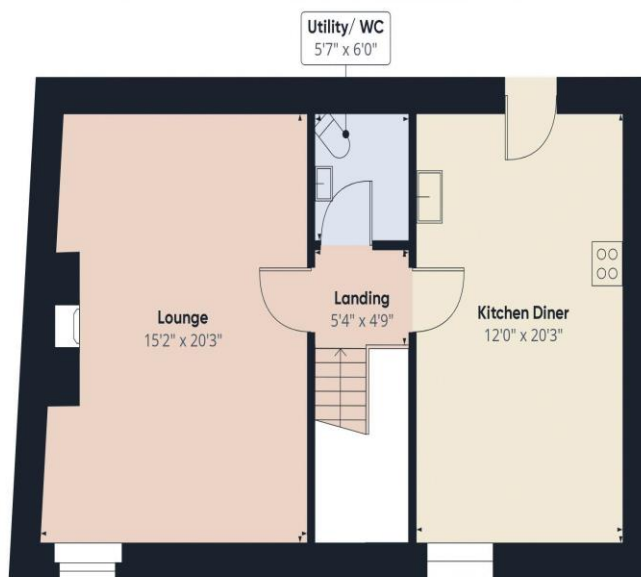








Ground Floor



Floor 1

Approximate total area^m
1224.93 ft²

(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.

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