



**An incredible barn conversion with virtually off grid living**

**Tremendously spacious driveway and fabulous grounds with summerhouse and ponds**

**Boasts a wealth of charm and character throughout**

**French doors lead out onto a terrace, enjoying elevated garden views**

**Ideal for multi-generational families or holiday let**

**A home with an income, use as one or two dwellings, the choice is yours**

**Set in a highly desirable village location, easy reach of the coast and fells**

**Stunning open plan lounge, dining and kitchen with wood burner and exposed beams**

**Beautiful master bedroom with beams, fitted wardrobes and large ensuite**

**Located within the Lake District National Park**



Nestled on the edge of the picturesque village of Gosforth within the Lake District National Park, this Grade 2 barn conversion is truly a hidden gem waiting to be explored. Bursting with charm and character, this spacious property offers a rare blend of rural tranquillity and modern comfort that is sure to captivate your heart. Boasting the flexibility of being used as a single dwelling or divided into a main residence and a holiday let, the choice is entirely yours to make. With a wood pellet biomass boiler generating an impressive annual income, solar panels adding to the eco-friendly appeal, and its very own water supply, this property offers virtually off the grid living at its finest.

Prepare to be enchanted as you make your way through the substantial driveway, offering ample off-street parking for multiple vehicles or even a camper van. The vast garden surrounding the property is a true haven, featuring a covered seating area with a pizza oven, two ponds, a poly tunnel, and an array of colourful flowers and lush greenery. Enjoy the luxury of a four-bedroom, four-bathroom layout, complete with stunning design details such as ceiling beams, exposed brickwork, and cosy wood-burning stoves. Step inside to discover a sophisticated master suite, a generous second bedroom with access to a stylish bathroom, and a Byre boasting endless storage possibilities or workshop potential.

Venture upstairs to find a captivating open-plan living space, where exposed beams, vaulted ceilings, and French doors leading out to a terrace create a unique ambience perfect for entertaining or simply unwinding in style. Further adding to the appeal is Ash Lodge, a separate area of the property currently utilised as a holiday home, offering a seamless connection to 'The Barn'. From the inviting lounge with a wood-burning stove to the well-appointed kitchen and two spacious bedrooms above, each corner of this property exudes warmth and character. Whether you dream of embracing off-grid living, seeking an income-generating opportunity, or simply desiring a peaceful escape surrounded by natural beauty, this exceptional property sets the stage for a lifestyle of pure enchantment.





## Selling with First Choice Move

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

## Mortgages

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## Note

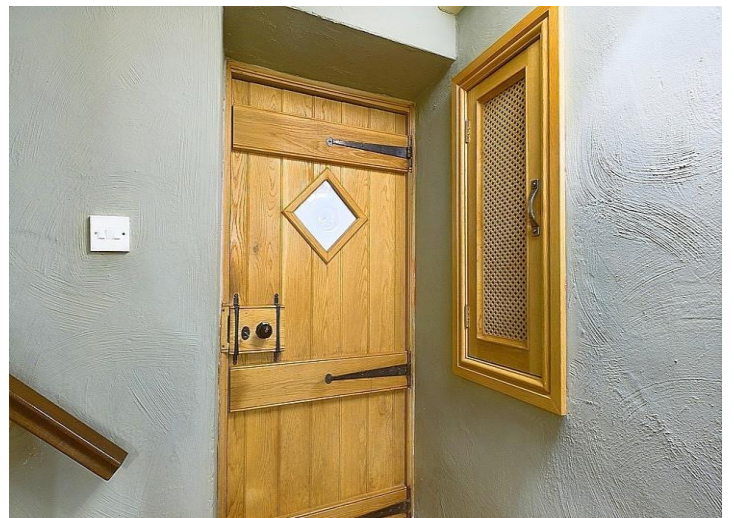
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.











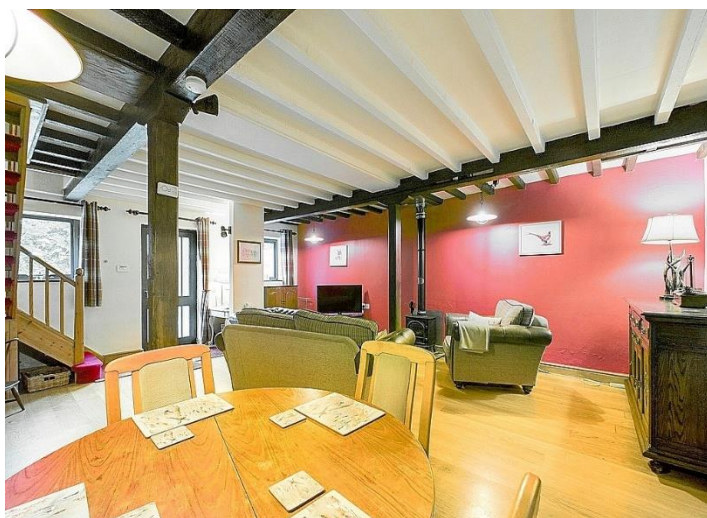












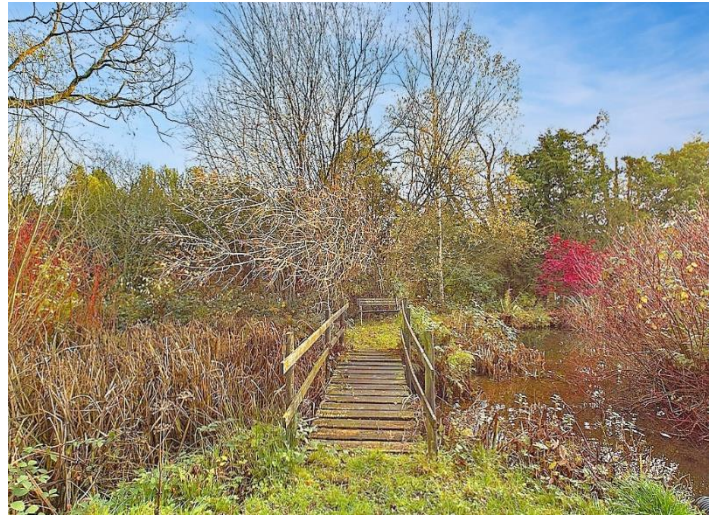















 <p><b>Ground Floor</b> Building 1</p>	 <p><b>Floor 1</b> Building 1</p>	<div data-bbox="1378 277 1458 383"> </div> <div data-bbox="1337 663 1501 857"> <p><b>Approximate total area<sup>(1)</sup></b> 4711.15 ft<sup>2</sup></p> <p><b>Balconies and terraces</b> 357.25 ft<sup>2</sup></p> <p><b>Reduced headroom</b> 62.12 ft<sup>2</sup></p> </div> <div data-bbox="1331 1149 1501 1167"> <p>(1) Excluding balconies and terraces</p> </div> <div data-bbox="1372 1223 1461 1267"> <p>Reduced headroom ..... Below 5 ft</p> </div> <div data-bbox="1326 1323 1513 1485"> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p> </div>
 <p><b>Floor 2</b> Building 1</p>		