The Hayloft, Syke Farm , Wigton, CA7 8AB

Guide price £335,000

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Have
Courage
and be kind

The Hayloft, Syke Farm

Wigton, CA7 8AB

- Detached barn conversion
- 3 Bedrooms
- Countryside views
- Generous parking
- Recently featured on Escape to the Country
- Characterful property
- Converted garage into a functional studio
- Great for access to Wigton and the A595
- Underfloor heating throughout

This exceptional barn conversion has been meticulously converted to preserve its original features whilst seamlessly providing contemporary comfort. Situated in a picturesque rural setting, the property boasts exposed wooden beams, stone walls, and carefully designed living spaces that seamlessly connect original features with modern amenities. Versatile accommodation includes a spacious reception room, a well-appointed kitchen, and adaptable living areas that could suit a variety of lifestyles. The conversion has been thoughtfully executed to maximise natural light and create an open, welcoming environment.

Outside, the property is complemented by an attractive south facing garden, offering private spaces with stunning countryside views and all day sun. A detached studio and excellent parking facilities add further practicality to this unique home, making it an ideal retreat for those seeking character, comfort, and countryside living.

The property is situated on the southwestern edge of Wigton, a charming market town nestled between the Caldbeck Fells and Solway Coast. Benefiting from local amenities, a railway station, and proximity to top schools, the property offers exceptional rural views and convenient access to the A595, West Coast, Carlisle, and the Lake District National Park. The property has also recently featured in Escape to the Country.

Directions

From Carlisle from Wigton Road follow the A595 signposted for Wigton At the Thursby roundabout remain on the A595 Remain on the A595 for 4.5 miles Turn right on to the B5305 Take a slight left on to Syke Road Take the first left before Syke Road Garage The Hayloft is the last house on the left

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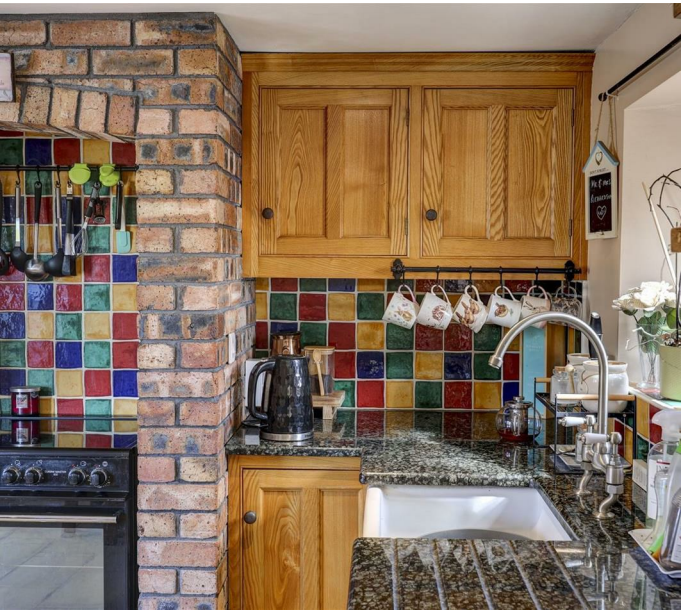
Kitchen Diner 11'10" x 13'4" (3.63 x 4.08)
The kitchen is the heart of the home and is filled with character. It has solid wood cabinetry, granite worktops, colourful tiled backsplash and integrated fridge and dishwasher, and range style cooker in a delightful stone surround. There is space for a dining table and a stable door leading out into the garden, double doors out to the front and a door to the main entrance hallway and rest of the ground floor.

Lounge 12'0" x 16'6" (3.66 x 5.03)
The lounge is triple aspect making it spacious and bright, it has beautiful oak floors, French doors to the rear garden, wood burning stove with bricked hearth and door to the main entrance hallway.

Entrance Hallway
The entrance hallway allows access to all ground floor rooms and the stairs to the first floor, the stairway which is double height making it a spacious entrance, it also benefits from a storage cupboard and storage alcove.

Utility 7'4" x 9'7" (2.25 x 2.94)
The utility is accessed via the downstairs Jack and Jill W.C. it has cabinetry and worktop and space for a washer and dryer, it also has an external door out into the garden and a door to a good size storage cupboard.

W.C.
The downstairs Jack & Jill W.C. is accessed via the main entrance hallway or via the Utility room and features a W.C., basin and storage cupboard.



Principal Bedroom 12'0" x 16'8" (3.68 x 5.09)
The principal bedroom is a generously sized room currently fitting a king sized bed and additional furnishings. The room has been extended up into the eaves to give it a spacious feel and adding characterful features such as the beams. This dual aspect room is filled with natural light and benefits from views across the fields behind the property.

Bedroom Two 12'1" x 10'7" (3.69 x 3.23)
Bedroom two is a comfortable double bedroom. There are fitted cupboards, characterful beams and dual aspect windows.

Bedroom Three 8'9" x 7'9" (2.67 x 2.37)
Bedroom three is a delightful bedroom benefitting from stunning views across the fields behind the home and plenty of room for storage.

Bathroom 8'8" x 9'1" (2.66 x 2.78)
The bathroom is a four piece suite with tiled corner shower enclosure, roll top bath, w.c. and basin.

Landing
The upstairs landing allows access to all the bedrooms and family bathroom. It has a a characterful stone wall and beams.

Studio/Gym 11'7" x 20'9" (3.54 x 6.35)
The garage has been converted into a studio/gym and is modern and bright, accessible via the French doors at the front or a side door from the rear garden, this space has been thoughtfully designed and finished to a high standard with fitted units, double sink, electric heating and boarded attic storage with a pull down ladder.

Services
Mains electricity & water. Shared septic tank drainage. Oil fired under floor heating.

Additional Information
The property currently has a covenant restricting business from being registered at this address, for more information please call the office on 01768 639300.

Please Note
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Outside
To the front of the property there is a generous off road parking for several vehicles. At the gable end there is gated access to the south facing rear garden which has patio, raised lawn and additional seating area, views across the countryside and access to the studio.

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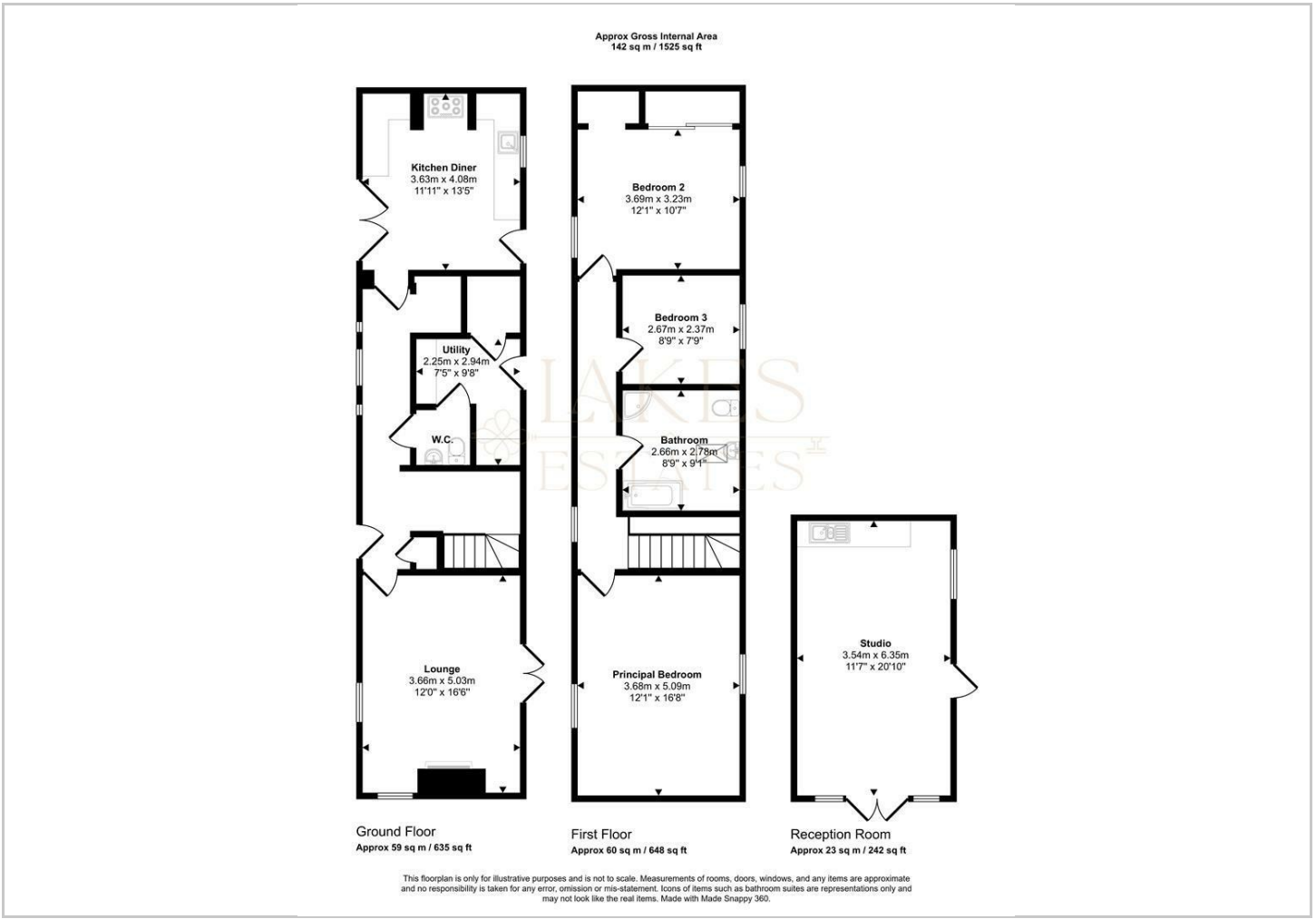
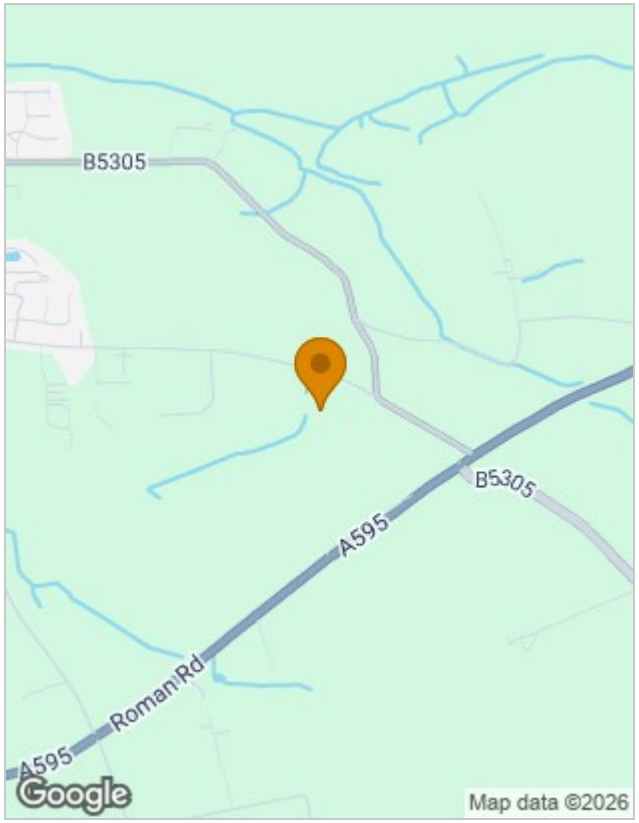
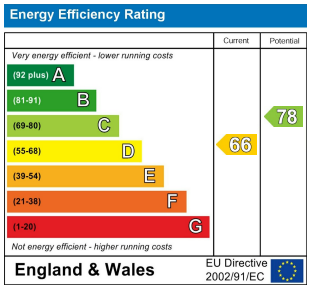
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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