

PFK



The Barn, Hilltop Farm – CA7 1HA

Guide Price £250,000

PFK

The Barn

Hilltop Farm, Wigton

A deceptively spacious three bedroom barn conversion with reverse style accommodation to make the most of the lovely surrounding countryside and Lakeland fell views. A spacious hallway with two bedrooms, one ensuite, large storage room, country kitchen with access to walled courtyard garden. On the first floor is a bright and spacious good sized living room, double bedroom and a bathroom. A traditional stone exterior and a hidden gem in this pretty rural village.

- Freehold
- Council Tax band E
- EPC rating F
- Rural village location
- Reverse style accomodation
- No onward chain
- Allocated Parking and walled garden



Entrance Hallway

8' 6" x 9' 2" (2.59m x 2.79m)

Stairs to first floor and a radiator.

Inner Hallway

Window to front aspect

Bedroom 1

8' 2" x 9' 1" (2.48m x 2.76m)

Window to front aspect, velux window, exposed beam and a radiator.

Storage Room

6' 1" x 6' 10" (1.85m x 2.08m)

With potential as an additional shower room, subject to necessary planning consent, exposed beam and a radiator.

Bedroom 2

7' 8" x 12' 4" (2.33m x 3.76m)

Dual aspect room with a radiator

Ensuite

6' 6" x 2' 6" (1.98m x 0.75m)

Shower cubicle with electric shower, WC and a wash hand basin.

Kitchen

14' 7" x 13' 11" (4.45m x 4.23m)

A range of wooden matching wall and base units, complementary wooden work surfacing, window to rear and door to rear courtyard garden, oven with gas hob and extractor over, deep set ceramic sink with mixer tap, space for a dishwasher, freestanding fridge freezer, fitted pantry cupboard and a radiator.

FIRST FLOOR

Landing

2' 10" x 5' 10" (0.87m x 1.77m)

Velux window to rear aspect and a radiator.

Living Room

16' 5" x 14' 1" (5.00m x 4.29m)

Windows to rear aspect, velux window, exposed beams, deep set window sills and a radiator.

Bedroom 3

17' 0" x 9' 0" (5.19m x 2.75m)

Windows to front aspect, exposed beam and a radiator.





Bedroom 3

17' 0" x 9' 0" (5.19m x 2.75m)

Windows to front aspect, exposed beam and a radiator.

Bathroom

7' 11" x 6' 7" (2.42m x 2.00m)

Velux window, WC, bath with mains shower over, fitted cupboard, wash hand basin and a radiator.

Garden

Paved courtyard, easy maintenance garden with gate to the side.

ADDITIONAL INFORMATION

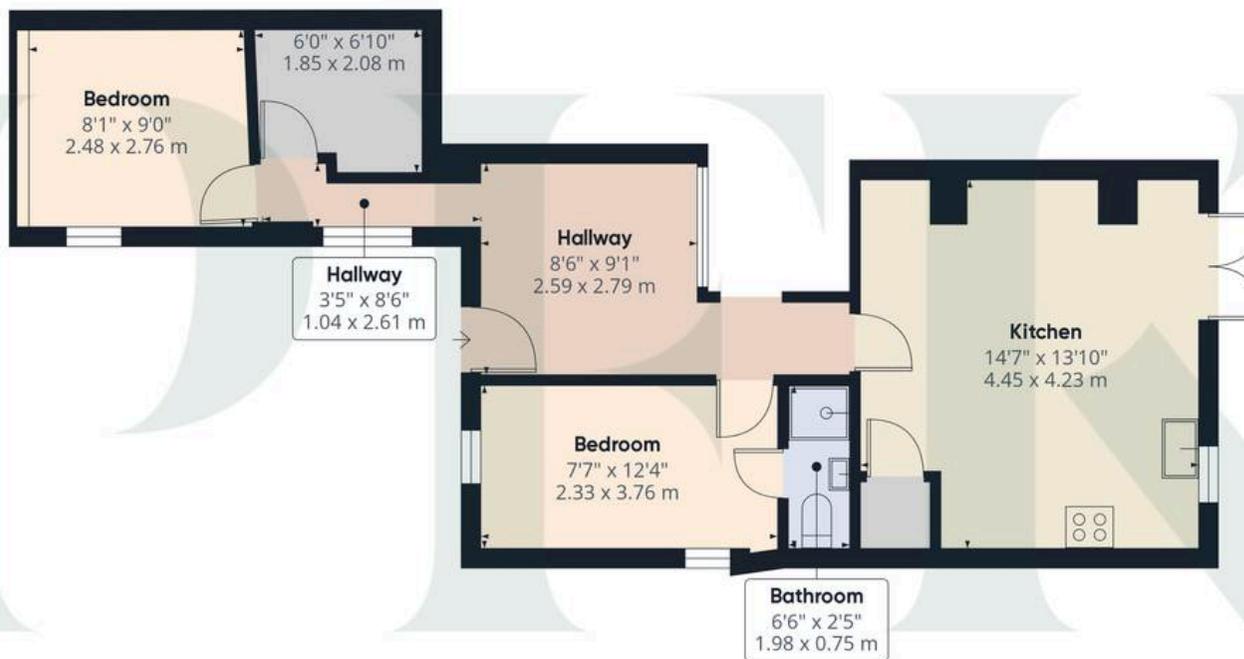
Services

Mains electricity, water & drainage; oil fired central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & 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 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





Floor 0



Floor 1

Approximate total area⁽¹⁾

994.68 ft²

92.41 m²

Reduced headroom

27.24 ft²

2.53 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE 360



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