

Pardshaw

Fox Barn, Pardshaw, Cockermouth, CA13 0SP

An outstanding semi-detached stone built converted barn centrally located in Pardshaw village at the periphery of the Lake District National Park approximately four miles from Cockermouth and sixteen miles from Keswick.

Fox Barn is an exceptionally appealing and highly specified home offering tastefully appointed accommodation that is equally suitable as a primary home, recreational second home or for lucrative holiday rentals.

Internal viewing is highly recommended.

Offers over £350,000

Quick Overview

Outstanding semi-detached converted stone built barn

Central location in Pardshaw village situated half a mile from the Lake District National Park

Four miles from Cockermouth and sixteen miles from Keswick

Under five miles from Loweswater and twelve miles from Buttermere

Highly specified and tastefully appointed accommodation

Three bedrooms and two bath / shower rooms

Open plan living / dining room and first floor mezzanine lounge

Characterful original features including exposed stone internal walls and beams

On-site parking

Internal viewing highly recommended

Property Reference: KW0593



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TBC



Ultrafast
Broadband
Available



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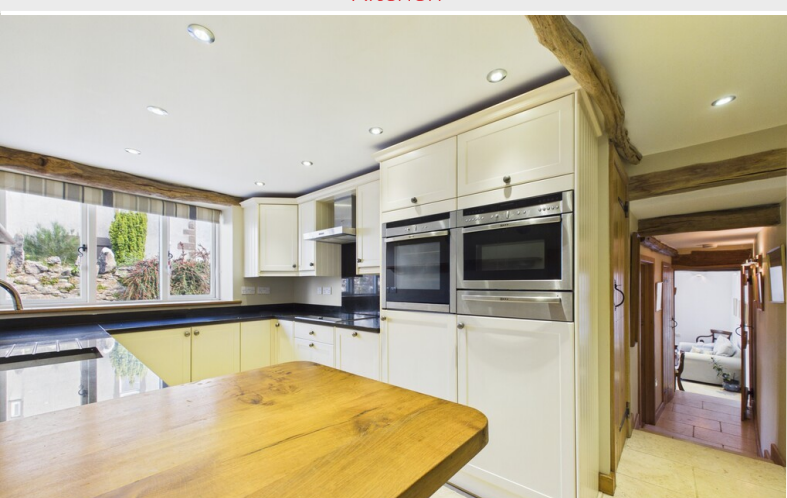
Open Plan Living / Dining Room



Open Plan Living / Dining Room



Kitchen



Kitchen

Accommodation

Ground Floor:

Open Plan Living / Dining Room

With external door, multi-fuel stove, roof windows, under stairs cupboard.

Shower Room

With WC, wash hand basin, shower cubicle.

Bedroom One or Study

Pantry

Kitchen

With fitted base and wall units including granite work surfaces, sink with mixer tap, integrated hob, extractor unit, oven and combi oven, fridge, dishwasher, washing machine, built in cupboards.

First Floor:

Mezzanine Lounge

With roof windows.

Inner Hall

Bedroom Two

With roof windows, walk in wardrobe, plant room.

Bedroom Three

With roof windows.

Bathroom

With WC, wash hand basin, bath, shower cubicle.

Outside:

Paved courtyard providing on-site parking.



Open Plan Living / Dining Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Two



Bathroom

Services

Mains water, electricity and drainage. Air source heat pump providing under floor central heating.

Tenure

Freehold.

Council Tax

Band C.

Directions

From the main Cockermouth roundabout on the A66 proceed onto the A5086 towards Egremont. After passing the Old Posting House Public House on the right take the first turning on the left and proceed ahead. Fox Barn is situated on the right after approximately 300 metres.

What3words

///tentacles.couple.remodels

Price

Offers over £350,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT).



Mezzanine Lounge



Mezzanine Lounge



Bedroom Two



Paved Courtyard

[Request a Viewing Online](#) or Call 01768 593593

Meet the Team

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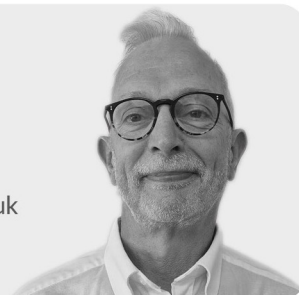
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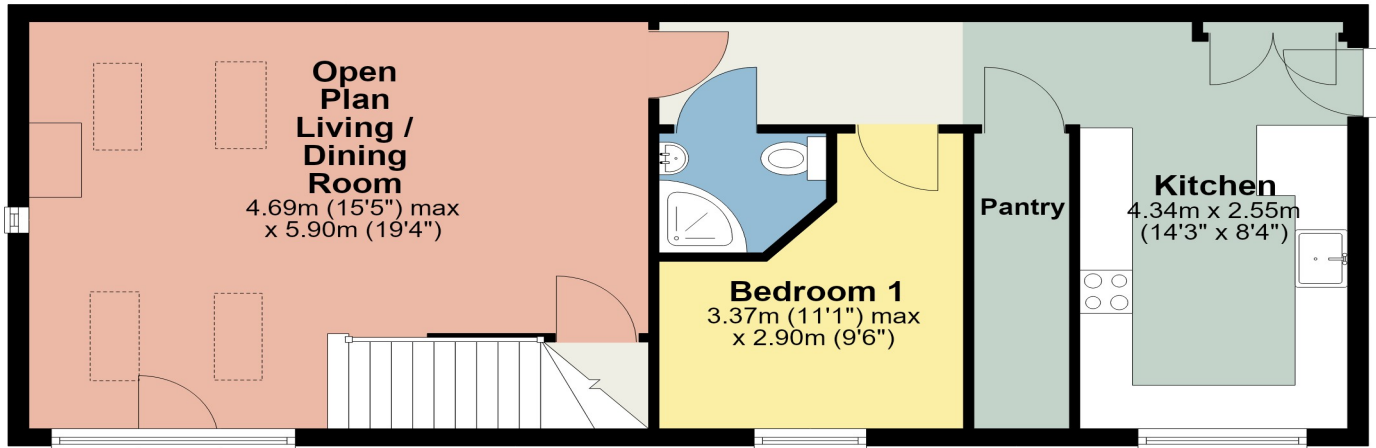


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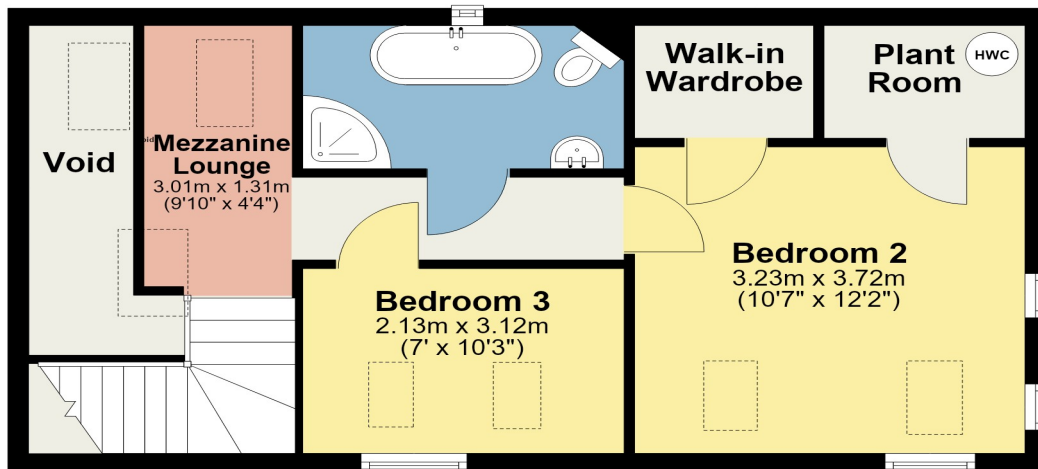
Ground Floor

Approx. 58.8 sq. metres (633.4 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 104.4 sq. metres (1123.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

Fox Barn, Pardshaw, Cockermouth

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