



# GRISDALES

PROPERTY SERVICES



## Meadow Barn Well Road, Oughterside, Wigton, CA7 2PT

**£260,000**

Charming Barn Conversion in Peaceful Village Setting

Quietly tucked away in the tranquil village of Oughterside, this delightful semi-detached barn conversion combines traditional charm with modern living. Boasting three bedrooms, three reception rooms, two bathrooms, and a fabulous kitchen, this home offers deceptively spacious accommodation—perfect for families or couples seeking room to grow.

The layout has been thoughtfully designed to maximize comfort and functionality, with every corner of the home cleverly utilised. The stunning first-floor lounge features a vaulted ceiling and dual-aspect views, creating a light, airy, and welcoming space.

Outside, the cottage-style garden is a true retreat, complete with a summerhouse—ideal for hobbies, relaxation, or enjoying the serene surroundings. Ample parking is also available, making everyday life effortless. Located within walking distance of the local primary school and the catchment area of excellent secondary schools, this home is perfect for family living. Set off a quiet lane, it enjoys a peaceful position while remaining part of a friendly village community. Combining character, space, and a picturesque location, this property offers a wonderful opportunity to embrace country living.

Helping you find your perfect new home...

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## THINGS YOU NEED TO KNOW

Oil central heating

Double glazing

Solar panels are fitted and are owned by the vendor. It is understood that Scottish Power reimburse her the electricity used every three months. Depending on how much sunlight is generated and the time of year the quarterly payment can vary from £200 to £800.

## ENTRANCE

The property is accessed via a upvc door, leading into:

## ENTRANCE HALLWAY

**6'9" x 5'6" (2.06 x 1.70)**

With wood effect flooring, vaulted ceiling in pine, window to the side, coach light and hardwood door leading into:

## DINING ROOM

**14'0" x 10'9" (4.29 x 3.30)**



A lovely room with window to the front, dado rail and doors leading to the lounge and utility room.

## LOUNGE

**18'7" x 11'0" (5.67 x 3.37)**



A lovely light room with two windows to the front, feature cupboard and radiator cover, dado rail, television point and natural stained door leading into:

## KITCHEN

**16'7" x 15'5" (5.06 x 4.72)**



Fitted with a range of base and wall units in white gloss with chrome handles and granite worktop over. Includes double electric oven, Smeg hob with stainless steel splashback and glass and stainless steel glass extractor fan. Integrated

dishwasher, 1 1/2 bowl stainless steel sink unit with mixer tap and space for a fridge/freezer. Curved breakfast bar.

Grey tiled floor, spotlights, stairs to the first floor, large window to the side and upvc door, with frosted panel, leading to:

## UTILITY ROOM

**10'3" x 7'10" (3.14 x 2.39)**



Base and all units with laminate worktop over and including round stainless steel sink with blue tile splashback and plumbing for washing machine. Doors leading to dining room, kitchen and bathroom. Blue glass bricks between bathroom and utility room and blue tiled floor.

## BATHROOM

**9'6" x 7'10" (2.91 x 2.41)**



Fitted with pedestal wash basin, with chrome mixer tap, low-level wc, bath with patterned screen and tap connected shower. Part tiled with white ceramic tiles with patterns, white curved radiator, blue tiled floor, frosted window to the rear and extractor fan.

**FIRST FLOOR LOUNGE**

16'7" x 16'2" (5.08 x 4.94)



Stairs from the kitchen open up into this fabulous lounge with large window overlooking the rear and window to the side. Vaulted ceiling with beams. Television point, wall lighting and multi-fuel stove on quarry tiled hearth.

**INNER HALLWAY**

15'11" x 3'5" (4.86 x 1.06)

With large walk-in storeroom.

**BEDROOM ONE**

16'2" x 10'2" (4.94 x 3.12)



Double room to the front with coving.

**BEDROOM TWO (primary bedroom)**

10'11" x 10'8" (3.34 x 3.27)



Double room to the rear with vaulted ceiling with timber beams. Built-in range of wardrobes in white with gold knobs and mood lighting. Large window to the rear.

**BEDROOM THREE**

11'0" x 6'9" (3.36 x 2.08)



Spacious single room to the front with coving and built-in cupboard.

**BATHROOM**

7'0" x 6'2" (2.15 x 1.89)



Fitted with pedestal wash basin, with chrome mixer tap, low-level wc and shower with curved screen in chrome frame with wall mounted chrome shower and attachments. Part fitted with coloured ceramic tiles. Frosted window to the rear and louvre fronted cupboard with shelving.

**SUNROOM**

12'10" x 7'10" (3.92 x 2.39)



With tiled floor and fitted with a good range of shelves. Makes

an ideal potting shed. Glass ceiling in framework and door to the rear.

## PARKING



Parking available on the road and a drive, with gate, leads to a gravelled area with parking for three to four cars.

## FRONT GARDEN



With sandstone retaining wall and a beautiful selection of plants and shrubs with lawn beyond, all enclosed with some lovely mature trees.

## SIDE GARDEN

With large log store and gravelled area, perfect for flowerpots. A gate takes you to the side and rear garden.

## REAR GARDEN



A really pretty garden with lawn, pergola, borders to the side and access leading to a summer house with decking to the front.

## SUMMERHOUSE



Modern summerhouse with decking to the front.

## WHAT3WORDS

W3W: start.teeth.regretted

## DIRECTIONS

From the centre of Oughterside take the road leading to Prospect. Turn left into Well Road and the property is about half way along on the left hand side.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together

as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

### **FREE MARKET APPRAISAL**

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

### **LETTINGS AND MANAGEMENT**

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

### **SURVEYS AND VALUATIONS**

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

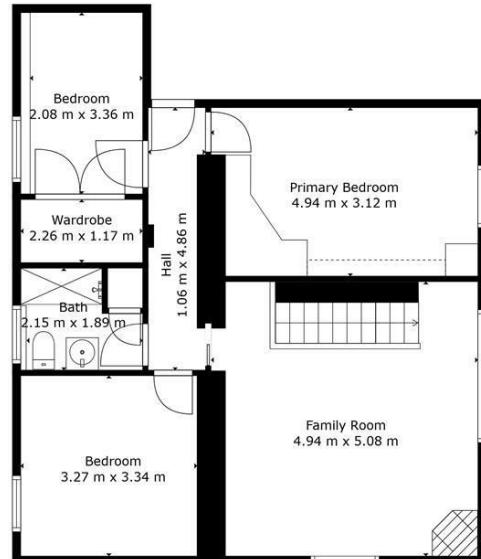
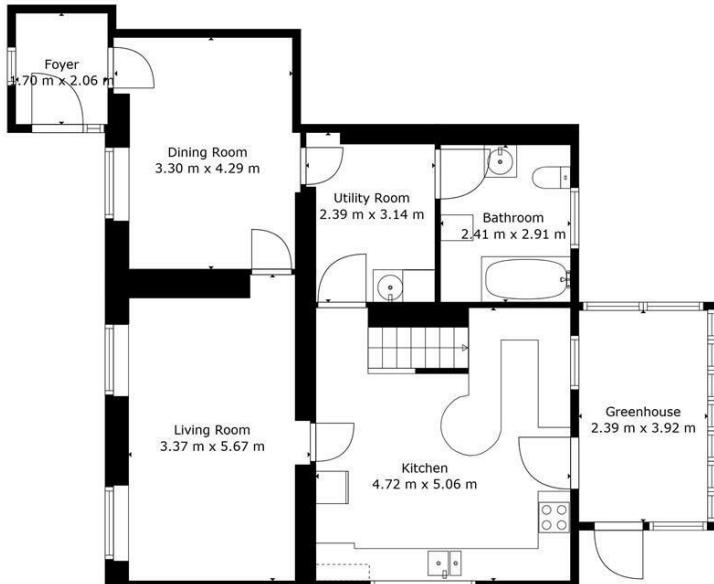
### **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

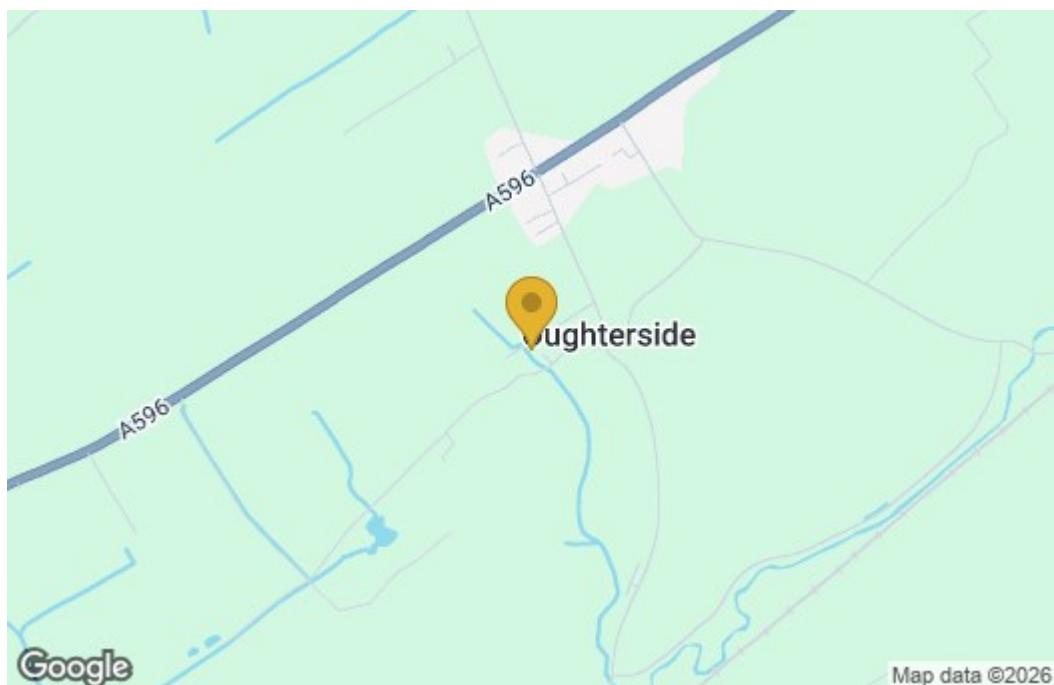
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

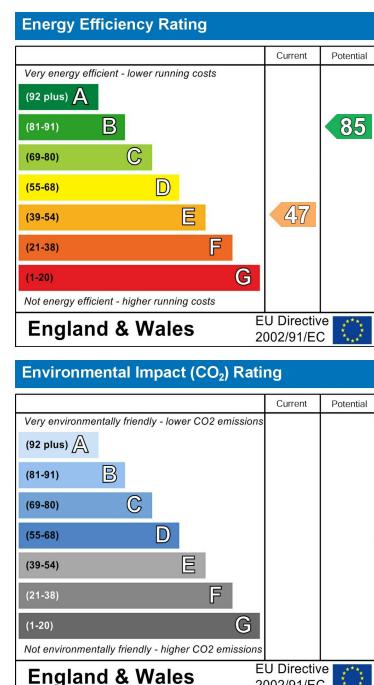


Measurements Are For Guidance Only.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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