

Croft Barn, Blencogo, Wigton, CA7 0BZ

Guide Price £550,000

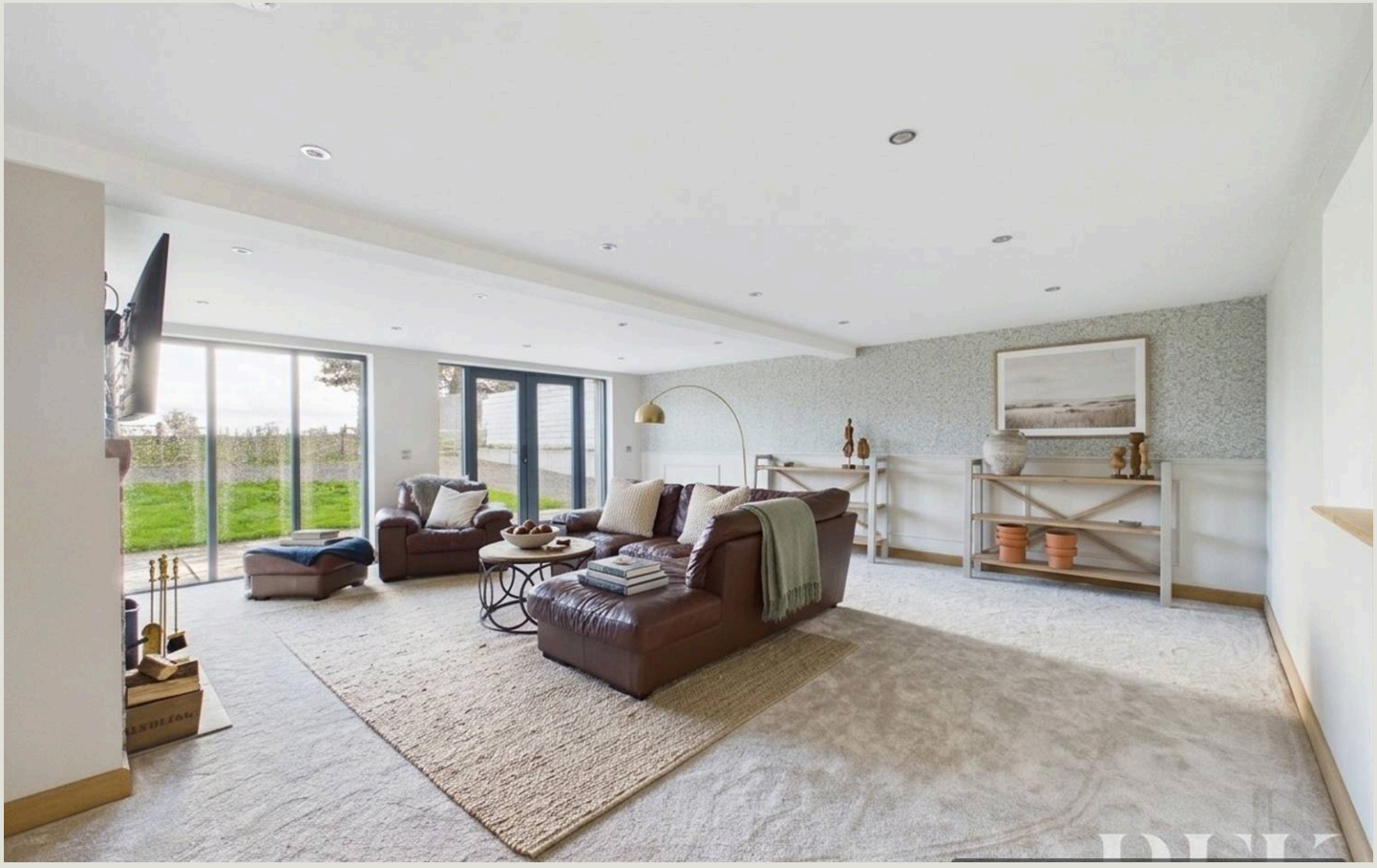
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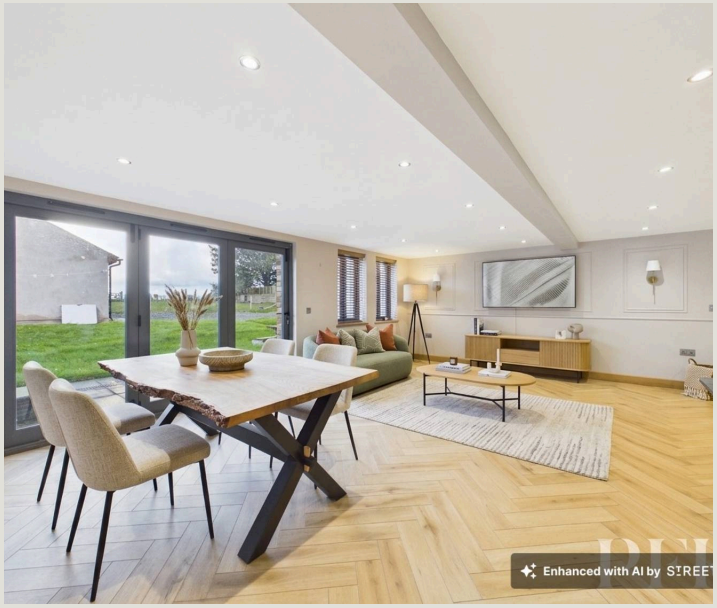
Croft Barn

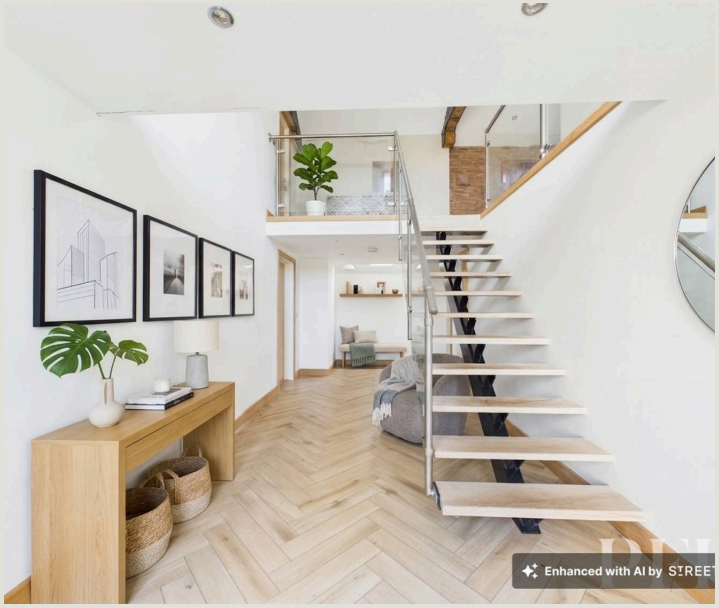
The Property:

Set amidst a tranquil rural backdrop, this exceptional four bedroom, two bathroom detached barn conversion masterfully blends contemporary style with rustic charm, delivering a truly unique family home. The welcoming entrance hall immediately impresses with its modern floating staircase, glass balustrade, and herringbone wood flooring, all illuminated by natural light streaming through floor to ceiling glazing. The heart of the home is a striking open-plan kitchen, dining, and living area, where a sleek modern kitchen, integrated appliances, and elegant cabinetry seamlessly transitions into a sociable family space. Expansive bifold doors and large windows connect the interior to the lush garden, creating a harmonious indoor-outdoor flow ideal for entertaining and everyday family living. Throughout the property, exposed wooden beams, vaulted ceilings, and exposed stone walls lend character and warmth, while modern fixtures and neutral decor offer a versatile canvas ready to be personalised.

The property's living spaces are thoughtfully designed for both relaxation and practicality. Cosy evenings can be spent beside the inviting fireplace in the spacious living area, while the abundance of natural light from skylights and large windows ensures a bright and uplifting atmosphere year round.







Croft Barn

The Property continued....

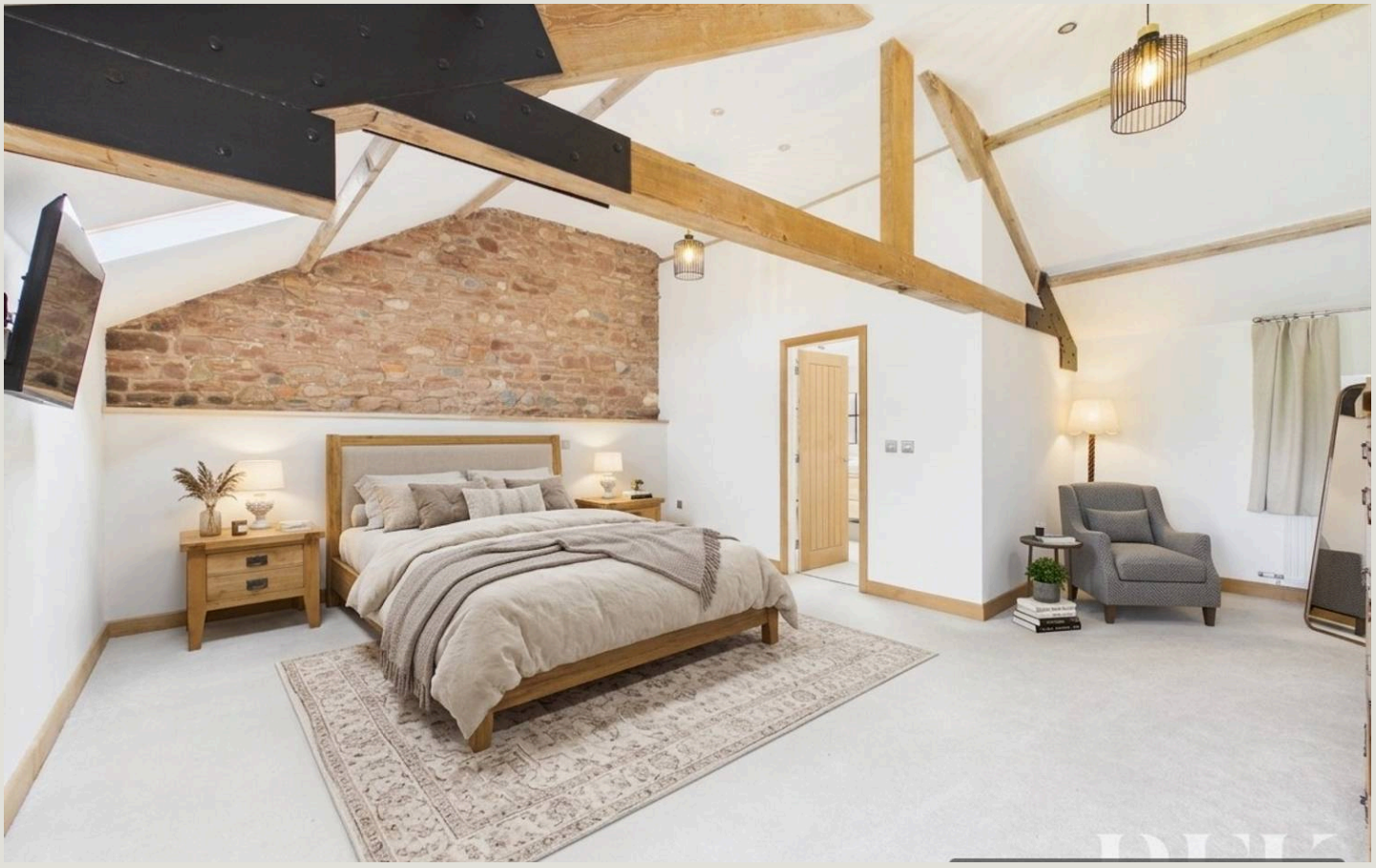
Two luxurious bathrooms feature contemporary double basin vanities, walk-in showers, freestanding bathtubs, and heated towel rails, all complemented by stylish flooring and high quality fittings. Additional features include a dedicated utility room with integrated appliances and direct outdoor access, enhancing everyday convenience. The upper level retreat boasts countryside views through expansive windows, inviting you to unwind in privacy.

Outdoors, a generous gravel driveway and double garage provide ample parking and storage, while the landscaped garden and extensive grounds are perfect for outdoor activities, family gatherings, or equestrian pursuits. The modern exterior design, combining rustic sandstone and wood finishes, ensures striking kerb appeal and a lasting impression. With its blend of sophisticated modernity and timeless rural charm, this spacious barn conversion offers an idyllic setting for family life and entertaining.

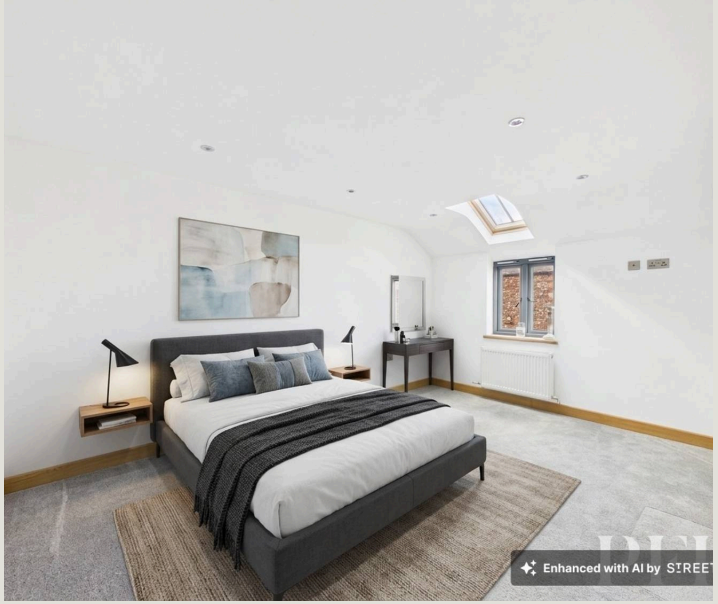












Croft Barn

Location & Directions:

Blencogo is a small farming village which lies just off the A596 between Wigton and Aspatria in north west Cumbria. It is a quiet residential village with a good quality of housing and the Solway coast and Lake District National Park both within 8 miles.

Directions
The property can be found under postcode CA7 0BZ

- **Modern 4 bed barn conversion**
- **Spacious open plan living areas**
- **Living dining kitchen - fantastic family area**
- **Extensive private garden, paddock & stable**
- **Double garage & gravel driveway (ample offroad parking)**
- **EPC rating TBC**
- **Council Tax: Band E**
- **Tenure: Freehold**

ACCOMMODATION

Hallway
27' 8" x 8' 8" (8.44m x 2.64m)
Accessed via composite door with double glazed inserts and side panels, light oak herringbone flooring, custom oak, glass and steel staircase leading to first floor. Spot and pendant lighting, composite door leading to the front of the property.

Living Room
20' 7" x 19' 9" (6.27m x 6.02m)
Large, light and airy dual aspect lounge with floor to ceiling windows and French door leading to the garden. Multi fuel stove in brick and sandstone fireplace, point for wall mounted TV, spot lights, partial panelled walls.

Kitchen / Living Area
31' 4" x 20' 7" (9.55m x 6.28m)
Fantastic dual aspect family room with bifold doors leading to the rear garden, spot and wall mounted lighting, point for wall mounted TV, light oak herringbone flooring, space for three piece suite and a 6-person dining table. Kitchen area comprises a range of base and wall units in a contemporary shaker style finish with complementary dark slate countertop, twin bowl ceramic sink with mixer tap,countertop mounted induction hob with extractor fan over and separate electric oven-grill. Integral wine cooler, dishwasher and fridge freezer.

Utility Room
9' 9" x 9' 5" (2.97m x 2.88m)
Rear aspect room with glazed composite door giving access to rear garden, fitted with base units in a contemporary shaker style finish with complementary light wood effect countertop, plumbing for undercounter washer and dryer, and spotlighting.







Cloakroom/WC
4' 1" x 3' 5" (1.24m x 1.04m)
WC and wash hand basin with built in storage cupboard.

FIRST FLOOR LANDING
21' 5" x 12' 0" (6.52m x 3.67m)
Beautiful light and airy space with exposed oak beams, spot and pendant lighting, glass and steel balustrades, floor to ceiling glazing. A perfect study/ home office or quiet snug area.

Bedroom 1
17' 4" x 13' 11" (5.28m x 4.23m)
Spacious dual aspect principal suite, with vaulted ceiling and exposed oak beams, sandstone feature wall, pendant and spot lighting, three built in wardrobes, point for wall mounted TV and ensuite bathroom.

Ensuite Bathroom
10' 4" x 3' 7" (3.15m x 1.09m)
A luxurious ensuite bathroom comprising freestanding roll top bath, walk in shower cubicle with mains shower, WC, twin wash hand basins with built in storage, heated towel rail, exposed beams, tiled walls and spotlighting.

Hallway
6' 8" x 18' 2" (2.04m x 5.53m)
Exposed beams, exposed sandstone wall, spotlighting and front aspect slit windows with slate sills.

Bedroom 2
14' 1" x 9' 7" (4.29m x 2.93m)
Rear aspect double bedroom with exposed beam, point for wall mounted TV, and spotlighting.

Bedroom 3
14' 2" x 10' 11" (4.33m x 3.33m)
Rear aspect large double bedroom with exposed beams, spotlighting, point for wall mounted TV, loft access via drop down hatch.













Bedroom 4
14' 1" x 6' 4" (4.29m x 1.93m)
Rear aspect bedroom with exposed beams, spotlights and point for wall mounted TV.

Bathroom
9' 11" x 6' 2" (3.03m x 1.87m)
Front aspect room with Velux skylight, spotlighting and exposed beams. Four piece bathroom suite comprising bath with hand held shower, WC, wash hand basin and shower cubicle with electric shower. Tiled splashback, heated towel rail.

EXTERNALLY

Front Garden

To the front of the property is a lawned garden.

Rear Garden

To the rear of the property is a large lawned garden with offroad parking area, patio, and storage outbuilding.

Garden

To the rear of the property is a circa half acre pony paddock with two bay stable.

Driveway

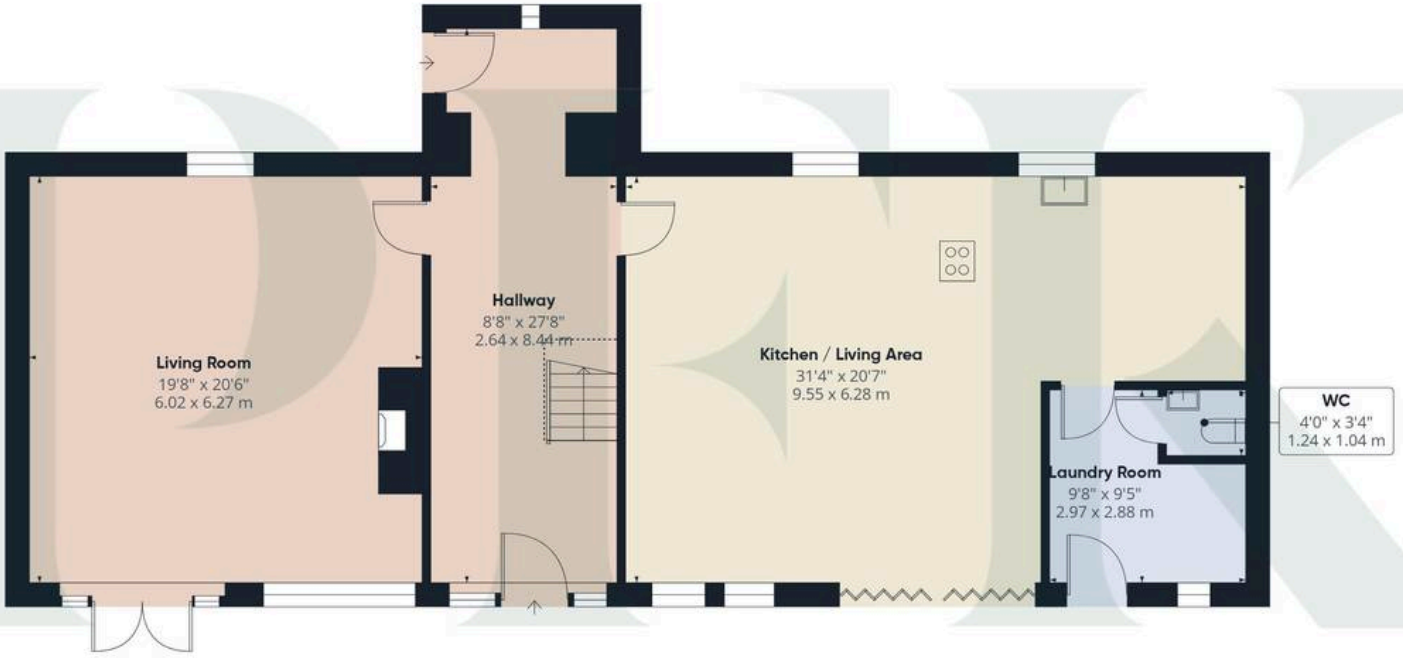
5 Parking Spaces

To the rear of the property is a gravelled parking area for 4-5 cars.

Double Garage

2 Parking Spaces

Detached double garage with electric roller door, power and lighting.



Floor 0





Floor 1

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Approximate total area(1)

2413 ft²

224 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Services
Mains electricity water and drainage, air source heat pump provides heating and hot water, with the multi fuel stove being able to supplement the heating as required. Underfloor heating to the ground floor and 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.

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