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Fell Barrow View, Brandlingill, Cockermouth, CA13 0RD

Guide Price **£525,000**

PFK

Fell Barrow View

The Property:

Nestled in a peaceful countryside setting, this charming two bedroom detached barn conversion blends historic character with stylish modern living. Step inside to discover a welcoming open plan kitchen, complete with sleek integrated appliances, perfect for sociable family meals or entertaining friends. The living area boasts vaulted ceilings and exposed wooden beams, creating a warm and inviting atmosphere, while large windows flood the space with natural light and frame breathtaking views of rolling fields. Both bedrooms offer comfort and privacy, with modern bathrooms featuring luxurious walk-in shower and bath. The stone exterior hints at the home's heritage, while inside, every detail is designed for contemporary comfort.

Outside, Fell Barrow View truly comes into its own. The property sits within a generous private plot, where a gated entrance opens onto a substantial gravelled driveway with parking for up to five cars. The landscaped lawned garden is a suntrap, ideal for family play or summer gatherings, and the patio seating areas are perfect for morning coffee or evening relaxation. Unwind in the outdoor hot tub beneath a wooden gazebo, or make the most of the summer house for year round enjoyment. With uninterrupted views of the Lake District fells; you can see ten Wainwrights (Fells listed by Alfred Wainwright in his famous books) including the property's namesake which is less than an hours walk from the house for the moderately fit hiker.



Fell Barrow View

The property continued.....

Early viewing is highly recommended to fully appreciate this unique countryside retreat.

Please note that this property is subject to a Local Occupancy Clause of the Lake District Northern Parishes, and a live/work clause. For more details contact the agent.

- Two bed detached barn conversion
- Expansive countryside views from quiet rural location
- Local occupancy & live/work clause
- Substantial private garden, gazebo & hot tub
- Immaculately presented
- EPC rating E
- Council Tax: Band D
- Tenure: Freehold





Fell Barrow View

Location & Directions:

Brandlingill is a quiet rural hamlet just inside the Lake District National Park boundary, only a short drive to Cockermouth and its wide variety of shops, services and highly regarded schools, or the beautiful Loweswater and Buttermere valleys and surrounding high fells are accessible on foot or bike.

Directions

The property can be found under postcode CA13 0RD



ACCOMMODATION

Kitchen

19' 5" x 13' 7" (5.92m x 4.13m)

Front aspect room accessed via two full panel glazed doors giving beautiful views over the garden towards open fields and the Lake District fells. Comprising a range of base and wall units in a shaker style finish with complementary wood effect countertop and upstands, integral dishwasher, washing machine, fridge and freezer, point for LPG range, composite sink with drainage board and mixer tap, spot lights, laminate floor, glass and oak staircase leading to first floor.

Cloakroom/WC

8' 0" x 2' 9" (2.45m x 0.85m)

Ground floor cloakroom accessed from kitchen, spot lighting, laminate flooring, WC and wash hand basin with built in storage cabinet.

Studio

13' 3" x 12' 6" (4.05m x 3.80m)

A flexible usage space ideally suited to a home office or play room, with laminate flooring and fully glazed panel door looking over the garden to the Lake District fells.

Living Room

13' 10" x 13' 2" (4.21m x 4.02m)

Beautiful light and airy room with vaulted ceiling, front and rear skylights, picture window giving views over open country to the Lake District fells, exposed beams, point for TV.

Bedroom 1

10' 1" x 9' 7" (3.08m x 2.91m)

Light and airy front aspect double bedroom with Velux skylight and picture window giving views towards the Lake District fells. Exposed beams, built in wardrobe and ensuite shower room.



Ensuite 1

4' 1" x 6' 11" (1.24m x 2.10m)

Rear aspect room with Velux skylight, exposed beams, spotlighting, walk in shower cubicle with mains shower and handheld attachment, WC and wash hand basin with built in storage, heated towel rail and tiled flooring.

Bedroom 2

11' 7" x 9' 4" (3.53m x 2.84m)

A light and airy double bedroom with Velux skylight and window looking directly onto Fellbarrow. Exposed beams and built in wardrobe.

Ensuite 2

8' 8" x 4' 4" (2.63m x 1.31m)

Comprising three piece suite; WC, wash hand basin with built in storage, bath with mains shower over, heated towel rail, spotlighting, exposed beams and tiled flooring.

SERVICES

Mains electricity & water. LPG central heating, treatment plant sewerage, double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





EXTERNALLY

Garden

Fell Barrow View sits within an expansive, private plot which overlooks open countryside and has uninterrupted views towards the Lake District fells. A gated entrance leads from the road to a gravelled parking area, lawned garden, storage shed, gazebo, and summerhouse with hot tub. There are external electric points, external lights, and water tap.

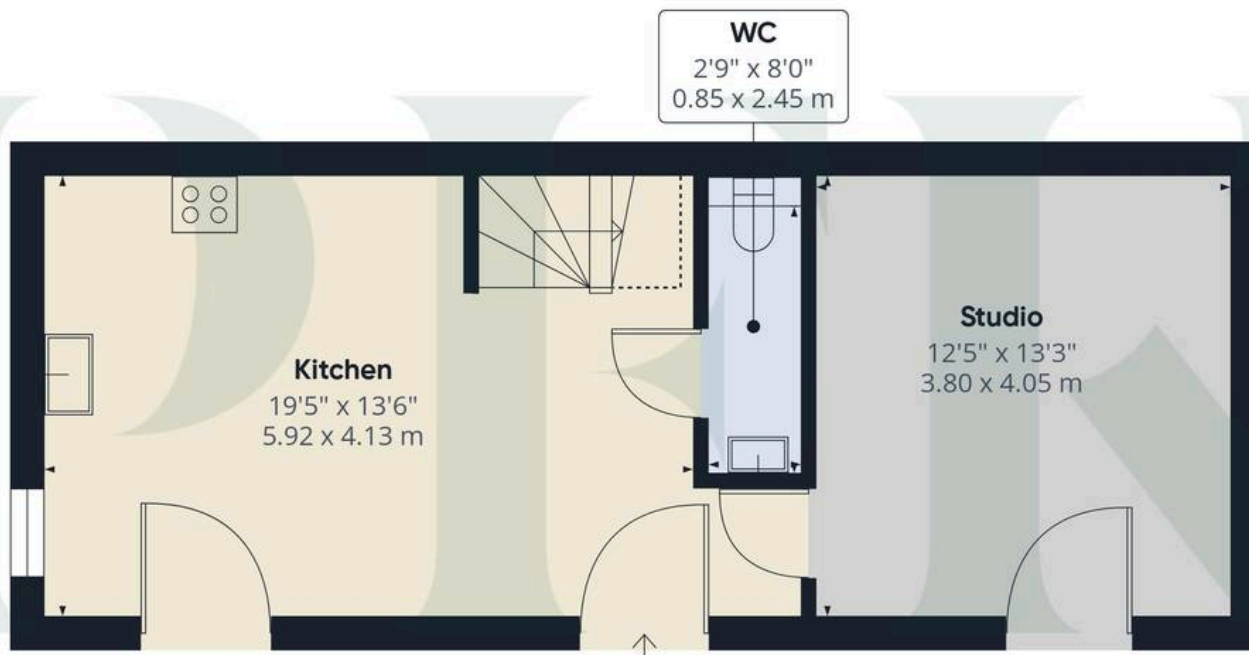
Driveway

5 Parking Spaces

A substantial gravelled driveway provides offroad parking for 5 cars.







Approximate total area⁽¹⁾

917 ft²
85 m²

Reduced headroom

10 ft²
1 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

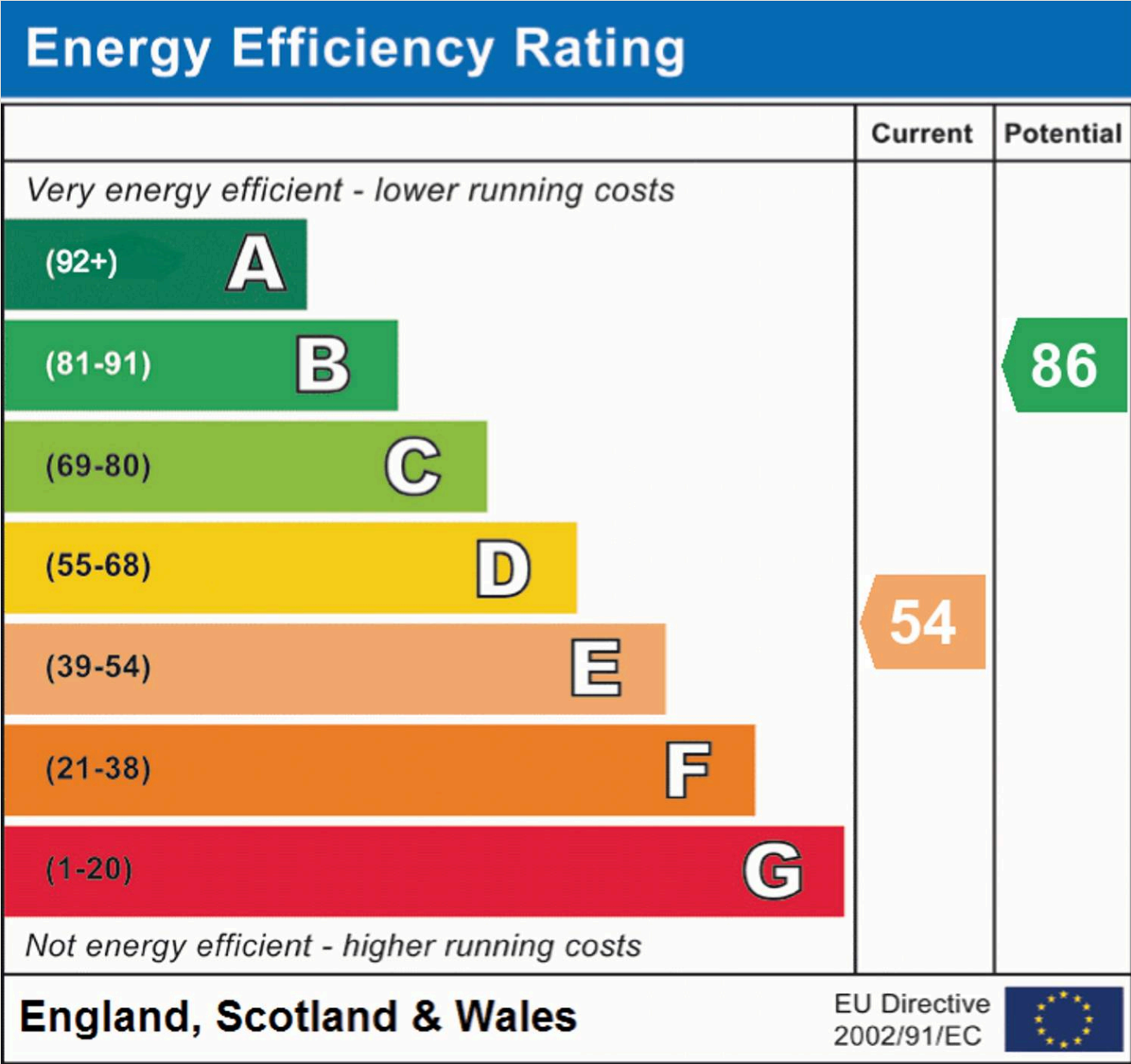
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- Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Local Occupancy Clause/ Live Work Clause Details

Residential use is restricted to a person with a Local connection as his/her only or principal home. The occupier must derive his/her sole or principal income from activities carried out within the business space contained within the live/work unit. In this instance the 'locality' for the occupancy clause is defined as the administrative areas of the Parishes of: Above Derwent, Bassenthwaite; Bewaldeth and Snittlegarth; Blindbothel; Borrowdale; Buttermere and Brackenthwaite; Caldbeck; Embleton; Keswick; Lorton; St Johns, Castlerigg and Wythburn; Setmurthy; Threlkeld; Underskiddaw; Wythop; and those parts of the Parishes of Blindcrake; Ireby and Uldale; and Loweswater which lie within the administrative area of the Lake District National Park. Further details are available from the agent.





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