



1 Willow Barn
Johnby | Penrith | Cumbria | CA11 0UU

1 WILLOW BARN



An efficient and stylish barn conversion combining traditional character, contemporary interiors and impressive eco-conscious technology, all within a peaceful rural setting.



KEY FEATURES

Completed in 2025 by a respected local builder, 1 Willow Barn is an efficient and stylish barn conversion that perfectly balances traditional character with the comfort, quality and environmental credentials expected of a modern home.

Purchased off plan by the current owners, the property's interior was thoughtfully designed from the outset. High-quality floor coverings, carefully selected fittings and a warm, understated palette complement the building's exposed beams, vaulted ceilings and distinctive architectural details.

The result is a beautifully presented and highly versatile country home, set within attractive gardens and enjoying wonderful views across the surrounding landscape.

Accommodation

An elegant, glazed entrance door with an arched top opens into a light and spacious reception hall. Fitted country-style seating provides a practical place for coats and shoes, while handsome green slate flooring continues through the hall and into the kitchen.

At the front of the property, two versatile rooms sit on either side of the hallway. To the right is a study with oak flooring, while the room opposite is finished with a plush neutral carpet and currently lends itself perfectly to use as a ground-floor bedroom. Either room—or indeed both—could provide additional bedroom accommodation, home-working space or a combination of the two. A conveniently positioned ground-floor shower room adds further flexibility.

A short flight of steps leads down into the inviting lounge. This cosy yet characterful room features a vaulted ceiling, exposed beams and a stylish Contura wood-burning stove. Large windows flood the space with natural light and frame superb views across the neighbouring fields, while an arrow-slit window to the rear offers a charming glimpse towards the garden and adjoining woodland.

At the rear of the property, the kitchen and dining room forms the impressive heart of the home. A pitched ceiling creates an enhanced sense of height and character, with two substantial rooflights bringing an abundance of daylight into the room. Wide bifolding doors open onto the generous patio, creating a wonderful connection between the house and garden and providing an ideal setting for summer entertaining and alfresco dining.

The kitchen is both stylish and highly practical, fitted with Shaker-style cabinetry in Ambleside Moss, contrasting quartz work surfaces and a central island topped with natural oak. A spacious walk-in pantry has been cleverly incorporated into the cabinetry. Appliances include a large Smeg range cooker with five Calor gas burners and two electric ovens, an integrated dishwasher and an American-style fridge freezer with a cold-water supply.

Adjoining the kitchen is a particularly useful utility and laundry room, offering excellent additional storage, a large double Belfast sink and a second fitted coat-and-boot seating area. A glazed door gives direct access to the garden. Beyond is a generous plant room with fitted shelving, which also serves as a practical airing cupboard.















First Floor

The first floor provides two generous double bedrooms, both with vaulted ceilings and skylights that reinforce the property's appealing barn character.

The first bedroom benefits from a well-appointed en-suite shower room, together with custom-built wardrobes and storage.

The larger principal bedroom enjoys a particularly impressive en-suite bathroom, complete with a spacious walk-in shower, separate bath and a large washbasin with vanity storage.











Gardens and Grounds

1 Willow Barn enjoys attractive gardens to both the front and rear.

A sweeping gravel driveway approaches the property and provides ample parking for several vehicles. An EV charging point is positioned conveniently at the front of the house. Alongside the driveway, a lawned garden offers plenty of space to sit and appreciate the picturesque surrounding countryside.

To the rear, a generous, paved terrace, creates an excellent area for relaxing and entertaining. The lawn beyond is framed by traditional stone walling and a newly planted beech hedge. At the bottom of the garden is a useful and secure storage shed, ideal for bicycles, garden furniture and equipment, with both power and lighting installed.

Location

Johnby is an appealing rural hamlet surrounded by the beautiful rolling countryside of the Eden Valley, offering a wonderful sense of peace and seclusion without feeling isolated. Quiet lanes, open fields and expansive views make it an ideal setting for those seeking a more relaxed country lifestyle, while the nearby M6 provides straightforward connections throughout the region and beyond. The historic market town of Penrith and the city of Carlisle are both within easy driving distance, placing a broad selection of shops, restaurants, schools and everyday facilities close at hand. Mainline railway stations at Penrith and Carlisle provide convenient national rail connections, while the magnificent landscapes, lakes and fells of the Lake District National Park are also readily accessible.









GENERAL REMARKS AND INFORMATION

Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Warranty The property has the remainder of an ABC 10 year warranty, ending August 2035..

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: Freehold possession upon completion.

EPC Rating: B

Services: 1 Willow Barn is served by mains electricity & water (metered). Sewage is dealt with via a private treatment plant, shared with next door but located within the boundary. Heating is provided by an air source heat pump with underfloor heating on the ground floor and radiators upstairs. A surface-water recycling system collects and reuses rainwater for the washing machine, toilets and external taps.

Broadband is provided by BT with speeds of 74mbps

Council Tax: Local authority – Westmorland & Furness Council. Council tax TBC

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://facebook.com/Fine%20and%20Country%20Cumbria) and Instagram on [@fineandcountrycumbria](https://instagram.com/fineandcountrycumbria)

Referrals: Fine & Country work with preferred providers for the delivery of 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

Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of

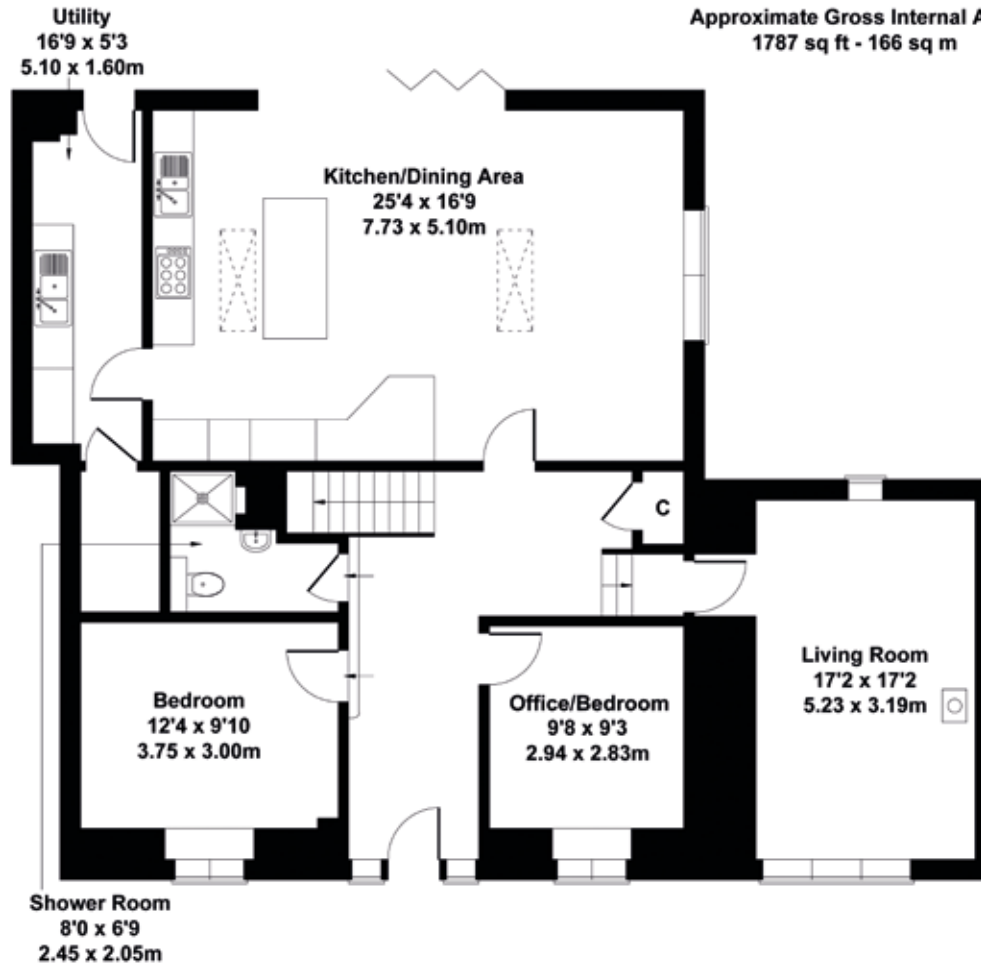
£50 per mortgage referral. Figures quoted are inclusive of VAT

Money Laundering Regulations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.

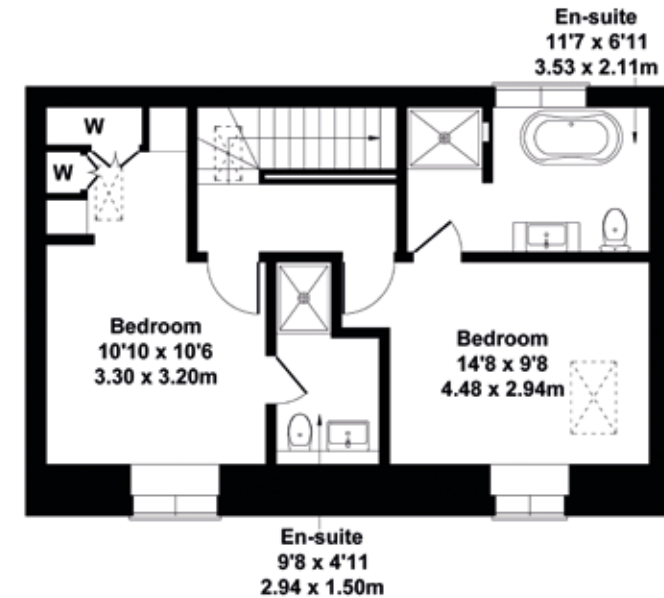
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Approximate Gross Internal Area
1787 sq ft - 166 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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