



## Forest Barn, Low Plains Court – CA11 9RQ

Guide Price £295,000

**PFK**

## Forest Barn

Tucked away along a private tarmacked lane just off the A6, Forest Barn at Low Plains Court is a beautifully presented terraced barn conversion that blends character features with contemporary living.

Step inside to discover a stunning high end kitchen, thoughtfully designed with modern integrated appliances and ample space for a dining table—perfect for both everyday living and entertaining, both rooms benefit from Karndean flooring. To the rear, a practical utility room offers additional storage, a convenient WC, and direct access to the garden.

The lounge is equally impressive, showcasing elegant parquet flooring, a striking feature stone wall, and a cosy wood-burning stove, creating a warm and inviting atmosphere. Both ground floor rooms are enhanced by large arched windows with original stone surrounds, flooding the space with natural light and adding to the home's unique charm.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom is a spacious double complete with a stylish ensuite shower room, while the second bedroom is another comfortable double. The third bedroom provides a versatile single space, ideal as a guest room, nursery, or home office.





Externally, the property continues to impress. The rear garden has been thoughtfully landscaped to include a patio seating area, lawn, and vibrant planted borders—perfect for relaxing or entertaining outdoors. Residents also benefit from attractive communal courtyard gardens.

Practicality is well catered for with driveway parking for one car, a single garage, and access to additional parking.

Combining rural tranquillity with excellent transport links, Forest Barn offers a rare opportunity to enjoy character living in a highly desirable setting.

Situated just off the A6, Forest Barn enjoys a peaceful semi-rural setting while remaining well-connected to nearby towns and amenities. The surrounding countryside offers beautiful walks and a sense of tranquillity, yet everyday conveniences, schools, and transport links are all within easy reach. This ideal balance makes it perfect for those seeking a quieter lifestyle without sacrificing accessibility.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



**Living Room**

16' 0" x 13' 7" (4.88m x 4.14m)

**Hallway**

6' 5" x 3' 11" (1.96m x 1.19m)

**Kitchen**

15' 8" x 9' 11" (4.78m x 3.03m)

**Laundry Room**

5' 11" x 5' 0" (1.81m x 1.53m)

**Wc**

5' 1" x 5' 0" (1.56m x 1.53m)

**Bedroom**

10' 10" x 9' 9" (3.31m x 2.98m)

**Ensuite Bathroom**

5' 9" x 5' 4" (1.74m x 1.62m)

**Bathroom**

8' 2" x 5' 8" (2.49m x 1.73m)

**Bedroom**

11' 8" x 6' 7" (3.55m x 2.01m)

**Bedroom**

16' 2" x 8' 10" (4.92m x 2.68m)

**External**

Driveway parking for 1 car and a single garage at the front of the property. Rear garden with patio, lawn and mature beds. Extra parking area at end of properties.





## ADDITIONAL INFORMATION

### Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

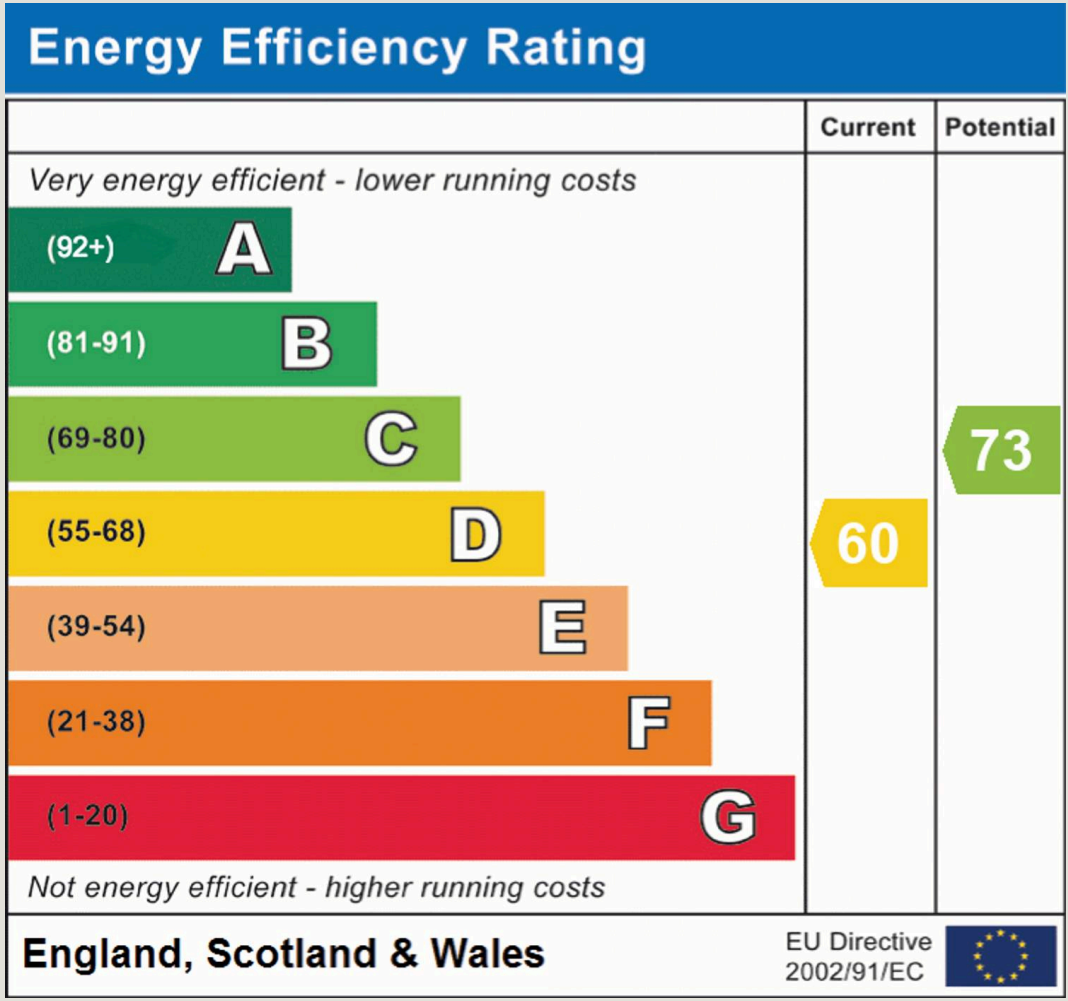
- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent 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.

### Directions

The property can be located using What3words. [softest.plugs.tribes](https://www.what3words.com/softest.plugs.tribes).

### Services

Mains electricity & water; oil fired central heating; double glazing installed throughout; an electric digester is in situ in the courtyard and is shared with the neighboring properties. 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.





## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

# PFK

