



1 The Barn, Brierydale Lane, Stainburn, CA14 4UH  
Offers Over £275,000

PFK

# 1 The Barn

## The property:

This exceptional three bedroom former barn in Stainburn, perfectly balances character and modern family living. Beautifully extended and thoughtfully designed, it offers generous and versatile accommodation in one of the area's most desirable locations. With Workington town centre, excellent schools, shops, and amenities just minutes away, this home combines rural charm with everyday convenience.

The ground floor provides a wealth of living space. An inviting entrance hallway leads to a cosy lounge, complete with a feature open fire set in a striking marble surround. A separate dining room provides the perfect setting for family meals and entertaining, while the show stopping kitchen/family room forms the true heart of the home. Finished to a high specification with integrated appliances, this impressive space opens via patio doors onto the garden, creating a seamless indoor-outdoor flow. A large utility room and bright conservatory complete the ground floor, ensuring the layout is as practical as it is stylish.

Upstairs, the principal bedroom boasts a Juliet balcony overlooking the garden, creating a light and airy retreat. Two further generous double bedrooms and a large, stylish family bathroom fitted with a luxury suite provide comfort and space for all the family. Externally, the property benefits from driveway parking for multiple vehicles and low-maintenance paved gardens that are secure for children and ideal for outdoor entertaining. This home stands out not only for its character and charm but also for the rare combination of space, style, and location. Early viewing is advised.





## 1 The Barn

### Location & directions:

Stainburn is a highly desirable residential area just outside of Workington, offering a peaceful setting with excellent local amenities close by. The property is within easy reach of the town centre, which provides a range of shops, restaurants, and leisure facilities, as well as convenient access to employment opportunities. Families will appreciate the proximity to well-regarded primary and secondary schools, while excellent transport links ensure easy commuting across West Cumbria and beyond.

### Directions

The property can be located on Brierydale Lane using either CA14 4UH or [What3words///helped.animated.prime](https://what3words.com/helped.animated.prime)

- Extended 3 bed semi detached former barn full of character and charm
- Sought-after Stainburn location, close to Workington town, shops & schools
- Stunning kitchen-family room
- Driveway parking & secure, low-maintenance gardens
- Ideal for families
- Tenure: Freehold
- EPC rating B
- Council Tax: Band A



## ACCOMMODATION

### Entrance Hallway

Approached via part glazed UPVC door, stairs leading to first floor accommodation with large storage cupboard below, radiator, tiled flooring and door to dining room.

### Dining Room

12' 4" x 10' 11" (3.75m x 3.34m)

A bright reception room with coved ceiling, window to front elevation, double part glazed wooden doors into lounge, tiled flooring and step up to Kitchen/Family Room.

### Lounge

18' 5" x 11' 5" (5.61m x 3.48m)

Cosy lounge with feature open fire set in striking marbled surround, coved ceiling, 2 windows to rear elevation, tiled flooring and door to conservatory.

### Conservatory

11' 3" x 6' 11" (3.44m x 2.11m)

The conservatory provides a further reception space or would be suitable for homeworking or as a playroom. Of dwarf wall construction with sloped polycarbonate roof, windows to side and rear elevation, tiled flooring and patio doors leading to the garden.

### Kitchen/Family Room

17' 8" x 16' 7" (5.39m x 5.05m)

The kitchen is at the heart of this home, fitted with a range of high quality matching wall and base units with contrasting granite work surfacing, a large central island unit offers a further granite breakfast bar seating area, with some solid wood work surfacing and an integrated wine fridge. Further high spec appliances include a double Belfast sink with boiling water tap, gas Rangemaster cooker, fridge, washing machine and dishwasher. Patio doors with glazing either side provide access to the rear garden, there is ample space of dining and lounge area, with tiled flooring and access to the utility room.



## Utility Room

17' 11" x 5' 7" (5.47m x 1.70m)

A most practical room with gas boiler, space for  
fridge/freezer and tumble dryer, and a radiator.

## FIRST FLOOR LANDING

Large storage cupboard, doors to bedroom 3 and family  
bathroom, landing continuing to 2 further double  
bedrooms.

## Bedroom 1

18' 1" x 8' 6" (5.50m x 2.59m)

Large double bedroom with 2 windows and radiator.

## Family Bathroom

A stylish family bathroom complete with 4 piece suite  
comprising low level WC, wash hand basin, freestanding  
bath with floor mounted taps and step up to a large fully  
tilled shower with rainfall shower and recessed shelving  
unit. Downlights, 2 obscured windows, tiled flooring and  
radiator.

## Inner Landing

Loft access, steps up to further landing area providing  
access to 2 of the bedrooms

## Bedroom 2

17' 9" x 7' 7" (5.42m x 2.30m)

Double bedroom with 2 windows, downlights and radiator.

## Principal Bedroom

17' 7" x 14' 7" (5.37m x 4.45m)

Large bedroom with patio doors opening onto a delightful  
Juliet balcony. The room benefits from downlights and 2  
radiators.





EXTERNALLY

### Garden

The property boasts low maintenance flagged garden to the rear, which is fully enclosed, providing a great outdoor entertaining area and safe space for children and pets.

### Driveway

4 Parking Spaces

There is a large gravelled driveway to the rear of the property providing offroad parking for up to 4 cars.



PFI





Floor 0

Approximate total area<sup>(1)</sup>

1665 ft<sup>2</sup>

154.8 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

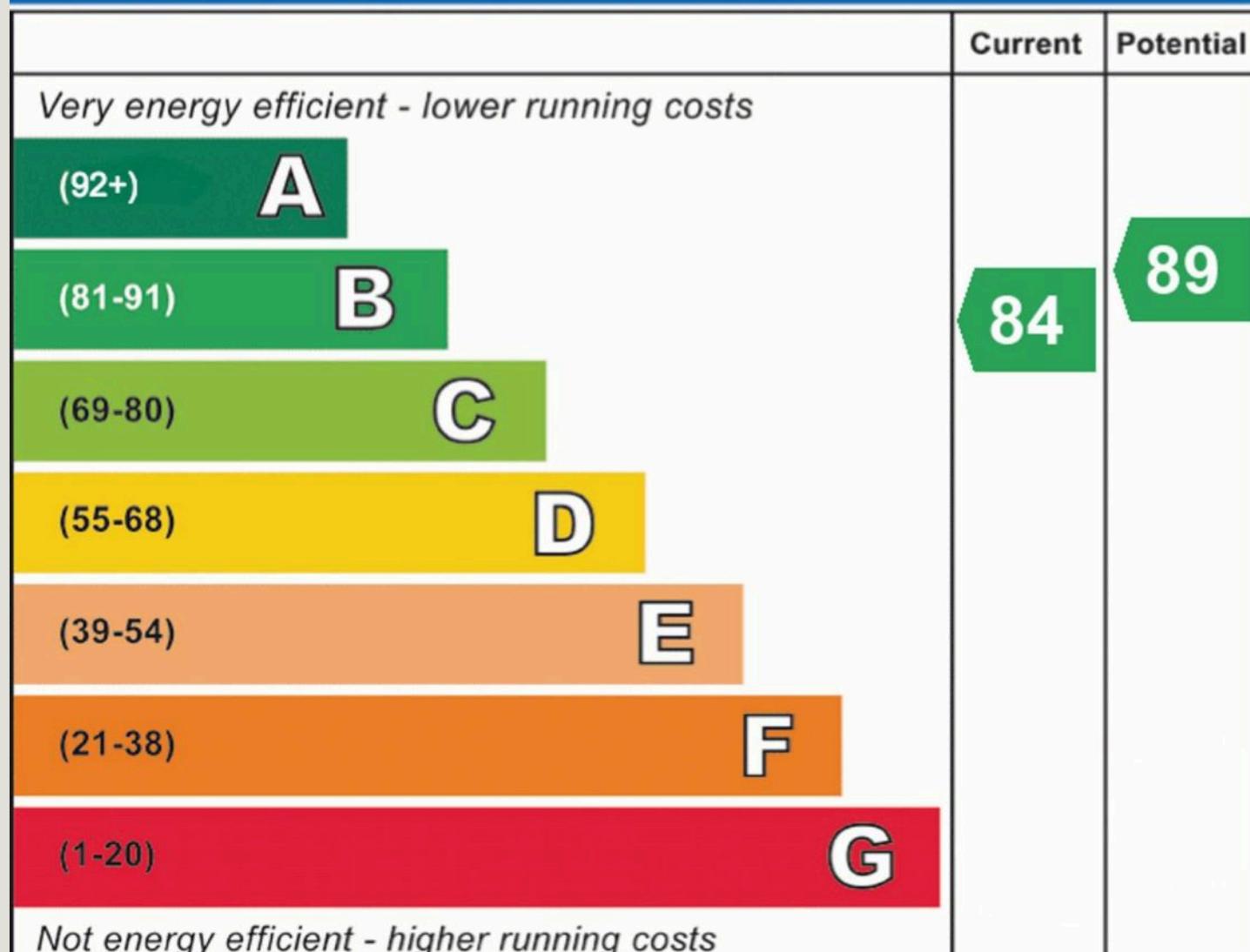
**Services**

Mains gas, electricity, water & drainage. Gas fired central heating, solar panels and 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.

**Referral & Other Payments**

PK work with preferred providers for 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 PK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

# Energy Efficiency Rating



**England, Scotland & Wales**

EU Directive  
2002/91/EC





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