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## Leesom, 6 Farlam House Barns

Farlam, Brampton, CA8 1LA

Guide Price £380,000



- Detached Barn Conversion
- Located within a Courtyard Setting within the Village of Farlam
- Architecturally Designed Interior
- Spacious Dual-Aspct Living Room with Gas Fire
- Integral Garage with Office/Study plus Two Allocated Parking Spaces
- Beautifully Presented Throughout
- Elevated Rear Garden with Outstanding Views towards Talkin Tam
- Open-Plan Dining Kitchen with Gallery to the Sunroom
- Two Double Bedrooms with Luxurious Master En-Suite
- EPC - C

Tel: 01228 584249

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This stunning detached barn conversion blends character, elegance and modern design to create a truly unique living experience. Nestled perfectly within the quaint village of Farlam, within a traditional courtyard setting, the property was thoughtfully converted in 1996. The stylish interior is complemented by an elevated and restored, mature rear garden that boasts breathtaking views towards Talkin Tarn. Inside, the home offers an abundance of space, featuring a spectacular open-plan dining kitchen with a striking gallery overlooking the sunroom, two generously sized double bedrooms, an integral garage and a versatile office/study - perfect for remote work or creative pursuits. Ideal for those searching for a charming home, this exceptional property promises a lifestyle of comfort and beauty. Viewing is essential to fully appreciate its superb location, quality craftsmanship, and undeniable charm.

The accommodation, which has LPG gas central heating and double glazing throughout, briefly comprises a hallway, landing, dining kitchen, living room, sunroom, master bedroom and en-suite to the first floor with a lower hall, bedroom, bathroom and utility room to the ground floor. Externally there is a beautiful garden to the rear, communal courtyard to the front with allocated parking, integral garage and a office/study. EPC - C and Council Tax Band - D.

Located close to the picturesque village of Talkin on the edge of the North Pennines AONB, Farlam is nestled within a rural setting yet within easy reach of a wealth of amenities and transport links. Within a short drive or peaceful walk, you have the wonderful Blacksmiths Arms public house, an excellent hub for the community to gather, socialise and relax. Heading out of the village is easy, with a bus route that connects from the neighbouring village of Talkin through to the neighbouring towns of Brampton, Corby Hill/Warwick Bridge, with further access towards Hexham and Carlisle. The market town of Brampton boasts many amenities including doctors surgery, shops, bank, post office, public houses and both primary and secondary schools.

Access to the A69 within five minutes with the M6 motorway J43/J44 being within a 15 minute drive. For those who love the great outdoors, Brampton Golf Club is within a five minute drive, described as the 'Jewel of Cumbria' the 18-hole course offers a first class experience with stunning panoramic views. Furthermore, Hadrian's Wall is accessible within ten minutes and the Lake District National Park within thirty minutes. Endless hours of beautiful walks and landscapes are available on the doorstep, including Talkin Tarn which is directly accessible via foot from Farlam village, perfect for a morning stroll.

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## FIRST FLOOR:

### HALLWAY

Entrance door from the side, stairs up to the landing, stairs down to the lower hall, radiator, door to the sunroom and a double glazed window to the rear aspect.

### LANDING

Stairs up from the hallway with galleried landing, archway opening to the dining kitchen, internal door to the master bedroom and a large built-in cupboard.

### DINING KITCHEN

Kitchen Area:

Bespoke timber fitted kitchen comprising a range of base, wall, drawer and display units with granite worksurfaces, upstands and tiled splashbacks above. Integrated electric oven, electric induction hob, extractor unit, integrated microwave, inset one and a half bowl sink with mixer tap, dishwasher, small under-counter freezer, integrated fridge, recessed spotlights, loft-access point, exposed beams to the ceiling and a double glazed window to the front aspect.

Dining Area:

Open gallery to the sunroom below, glazed double doors to the living room, and a radiator.

### LIVING ROOM

Double glazed window to the front aspect, two double glazed windows to the side aspect, two radiators, gas fireplace, exposed beams to the ceiling and stairs down to the sunroom.

### SUNROOM

Two double glazed windows to the rear aspect, three double glazed Velux windows, double glazed patio doors to the side pathway, recessed spotlights, radiator and a small storage space underneath the galleried dining area.

### MASTER BEDROOM & ENSUITE

Bedroom:

Double glazed window to the front aspect, radiator, internal door to the en-suite and a large built-in wardrobe/store with double doors, lighting & loft-access point internally.

En-Suite:

Four piece suite comprising a vanity WC and wash hand basin with additional storage units, bidet and a walk-in shower enclosure benefitting a mains shower with rainfall shower head. Fully-tiled walls, tiled flooring with underfloor heating, chrome towel radiator, recessed spotlights, extractor fan, illuminated mirror and an obscured double glazed window.

## GROUND FLOOR:

### LOWER HALL

Stairs down from the first floor hallway, internal doors to bedroom two, bathroom and utility room, recessed spotlights, radiator and a built-in cupboard/store.

### BEDROOM TWO

Double glazed window to the front aspect, radiator and a built-in wardrobe/store with double doors.

## BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with shower over. Fully-tiled walls, radiator, recessed spotlights, extractor fan, obscured double glazed window and a built-in airing cupboard.

## UTILITY ROOM

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Washing machine, freezer, freestanding LPG gas boiler, one bowl stainless steel sink with mixer tap, tiled flooring, radiator, small built-in cupboard/store, internal door to the garage and a double glazed window to the front aspect.

## EXTERNAL:

Front Courtyard:

To the front of the property is a large, shared courtyard, which has been finished with red stone chippings. Within the courtyard is two allocated parking spaces for Leesom, along with access from here into the garage. There is a ramp and stone steps to the left-hand side of the property, leading towards the entrance door, along with stone steps to the right-hand side which take you towards the rear garden.

Rear Garden:

Directly behind the property is a generous paved seating area, with lovely views up the established garden towards the summerhouse. From here, there are stone steps which ascend the garden and a pathway which leads towards the lawned side garden area. Throughout the rear garden are a variety of mature trees, shrubs and flower borders. At the top of the garden is a further paved seating area and a timber summerhouse which includes power and lighting internally, plus an attached store/potting shed with double doors. The summerhouse benefits from outstanding views down the garden and across to Talkin Tarn. Additionally, there is an external cold water tap, electricity socket and a key-safe to the rear patio.

## GARAGE

Double barn-style doors, electric roller garage door, workbench, wash hand basin, power, lighting and an internal door to the office/study.

## OFFICE/STUDY

Obscured double glazed window, wall-mounted electric radiator, power and lighting.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - signal.dolls.thrusters

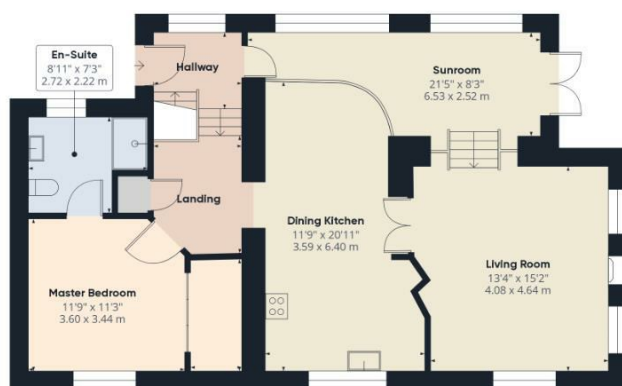
## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## Floorplan



**Ground Floor** Building 1



**Floor 1** Building 1

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**Approximate total area<sup>(ii)</sup>**  
1587.68 ft<sup>2</sup>  
147.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

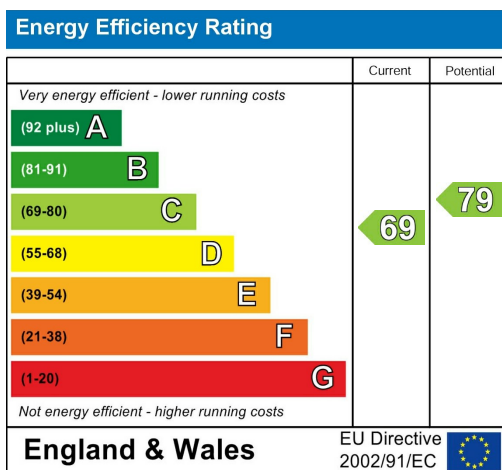
**GIRAFFE360**







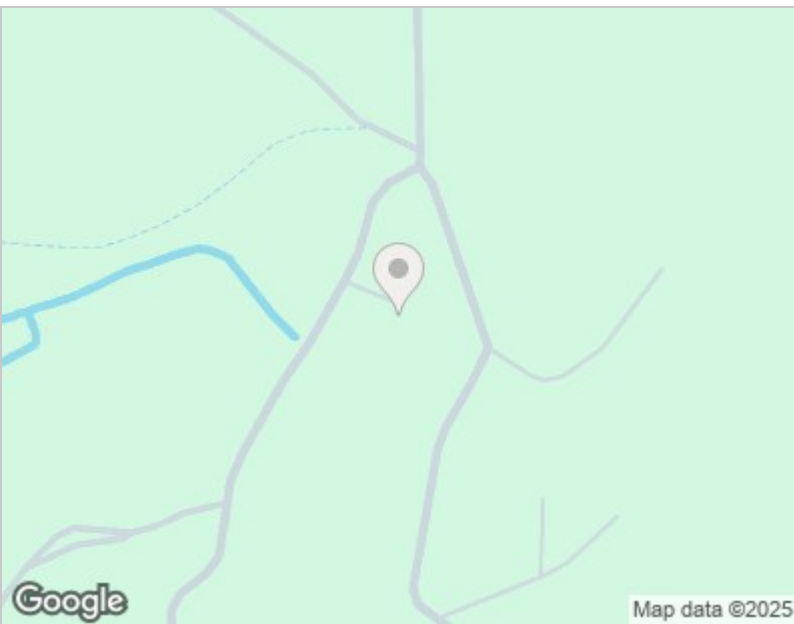
## Energy Efficiency Graph



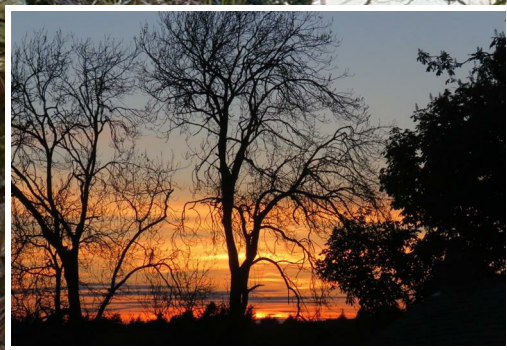
## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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