



Barnstead , Appleby-In-Westmorland, CA16 6BJ

Guide price £425,000





# Barnstead

Appleby-In-Westmorland, CA16 6BJ

- Terraced 4/5 Bed Barn Conversion
- Situated Between Penrith & Appleby
- Beautiful Gardens with Stunning Views
- Lovely Kitchen Dining Room & Utility
- Close to the Village School & Pub
- Superb Village Location
- Found in Immaculate Condition Throughout
- Close to Transport Links
- Plentiful Private Parking
- Viewing is Essential

Barnstead is a beautiful 4/5 bed family home, located in the picturesque village of Long Marton which is situated between Penrith & Appleby. The property is found in excellent condition throughout with accommodation spanning over 2,100 square feet.

The property sits on generous grounds with landscaped terraced gardens, offering beautiful views of the distant Lake District fells. The village is well stocked with a popular pub and primary school as well as having excellent transport links. There is plentiful private parking and ample space for those looking to expand the property further.

## Directions

From Penrith, head East on the A66 towards Appleby. After approximately 10 miles turn off signposted A66 before you get to Crackenthorpe. Follow the road to the T-Junction with the church on the left-hand side. Turn left and head into the village of Long Marton. Follow the main road and as it bends right the Masons Arms pub is on the left hand side. Keep left and Barnstead is on the right.

### Entrance Porch

Composite front door leads into the entrance porch. There are uPVC windows either side allowing lots of natural light to flood the space. Karndean flooring. Ceiling light. Door leading into the lounge.

### Lounge

19'3" x 14'11" (5.89 x 4.56)

A highly attractive and spacious living room. The centrepiece is the lovely wood burning stove set upon a hearth. There are two uPVC windows to the front elevation which give the room ample natural light. Karndean flooring. Door leading through to the kitchen dining room.

### Kitchen Diner

17'10" x 11'8" (5.44 x 3.56)

A beautiful kitchen diner which has a range of fitted wall and base units with complementing worksurfaces. There is an integrated dishwasher and a sink drainer unit. uPVC window to the rear elevation. Space for a range cooker. Pantry cupboard and understairs cupboard. Radiator. Tiled flooring.

### Utility Room

5'7" x 12'0" (1.71 x 3.68)

A useful space with a uPVC door leading to the side patio. There are a range of base units with complementing worksurfaces and a 1.5 stainless steel sink drainer unit with a mixer tap. There is space and plumbing for a washing machine and dryer. uPVC window to the side elevation. Stone slabbed flooring. Radiator. Internal doors to the ground floor w/c and study / office.

### Ground Floor W/C

Has a fitted low-level w/c and basin. uPVC window to the rear elevation with opaque glass. Radiator. Stone slabbed flooring.



#### **Study / Office**

8'1" x 15'6" (2.47 x 4.73)

A versatile space which is currently utilised as an office. Ideal for those looking to work from home. There is a uPVC window to the front elevation and a door into the garage. Stone slabbed flooring. Radiator.

#### **Garage**

10'9" x 16'0" (3.29 x 4.89)

Excellent storage space with uPVC double doors to the front and uPVC French doors to the rear. Could be converted into another reception room, ground floor bedroom or sun room.

#### **Stairs / Landing**

Stairs with fitted carpet leading to the first floor landing. There are built in cupboards with mirrored fronts. Doors leading to the first floor accommodation and 2 uPVC windows allowing natural light to illuminate the space.

#### **Principal Bedroom**

11'6" x 10'5" (3.53 x 3.20)

Spacious double bedroom with a uPVC window to the front elevation, fitted carpet and a radiator. Door to the en-suite shower room.

#### **En-Suite Shower Room**

7'8" x 5'1" (2.36 x 1.57)

Has a fitted three-piece suite comprising a part enclosed shower cubicle containing a mains shower unit and having shower boards fitted, a low level w/c and a basin. The walls are tiled. Velux window over allowing natural light to illuminate the space.

#### **Bedroom Two**

10'7" x 11'8" (3.23 x 3.56)

A bright and spacious double bedroom with two uPVC windows, fitted carpet and a radiator.

#### **Family Bathroom**

6'10" x 7'6" (2.09 x 2.30)

Has a fitted three-piece suite comprising a panelled jacuzzi bath with mains shower unit over, a low level w/c and a pedestal sink unit. Heated towel rail. Tiled walls. uPVC window to the rear elevation with opaque glass.

#### **Bedroom Three**

9'0" x 13'1" (2.75 x 4.00)

A spacious double bedroom with uPVC window to the front elevation, fitted carpet and a radiator.

#### **Bedroom Four**

8'7" x 13'5" (2.64 x 4.11)

A spacious double bedroom with uPVC window to the front elevation, fitted carpet and a radiator. Built in airing cupboard housing the hot water cylinder.

#### **First Floor Lounge / Bedroom 5**

13'2" x 17'1" (4.03 x 5.22)

Currently used as a first floor lounge this room could become an additional bedroom if required. There are two uPVC windows to the front and rear elevations. Fitted carpet. Radiator. There is a stone fireplace with a wood burning stove set upon a hearth with a wood mantle over. Exposed beams.

#### **Outside**

The property has beautiful frontage with a stone wall forming the boundary and a block paved driveway providing ample off road parking. There is a door to the side with Croft Cottage above it, the owners retain a right of access through this area which runs to a gate to the rear garden. To the rear there is a beautifully terraced garden. There is a large patio area with sheds and the boiler and oil tank are outside. Steps lead up to a greenhouse and a low maintenance garden area. There are further steps which then lead up to a spacious garden mainly laid to lawn and running up to a raised decked area which has stunning open views to the distant fells.



### Services

Oil fired central heating, mains water, electricity & drainage. Fibre optic broadband available.

### Please Note

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When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

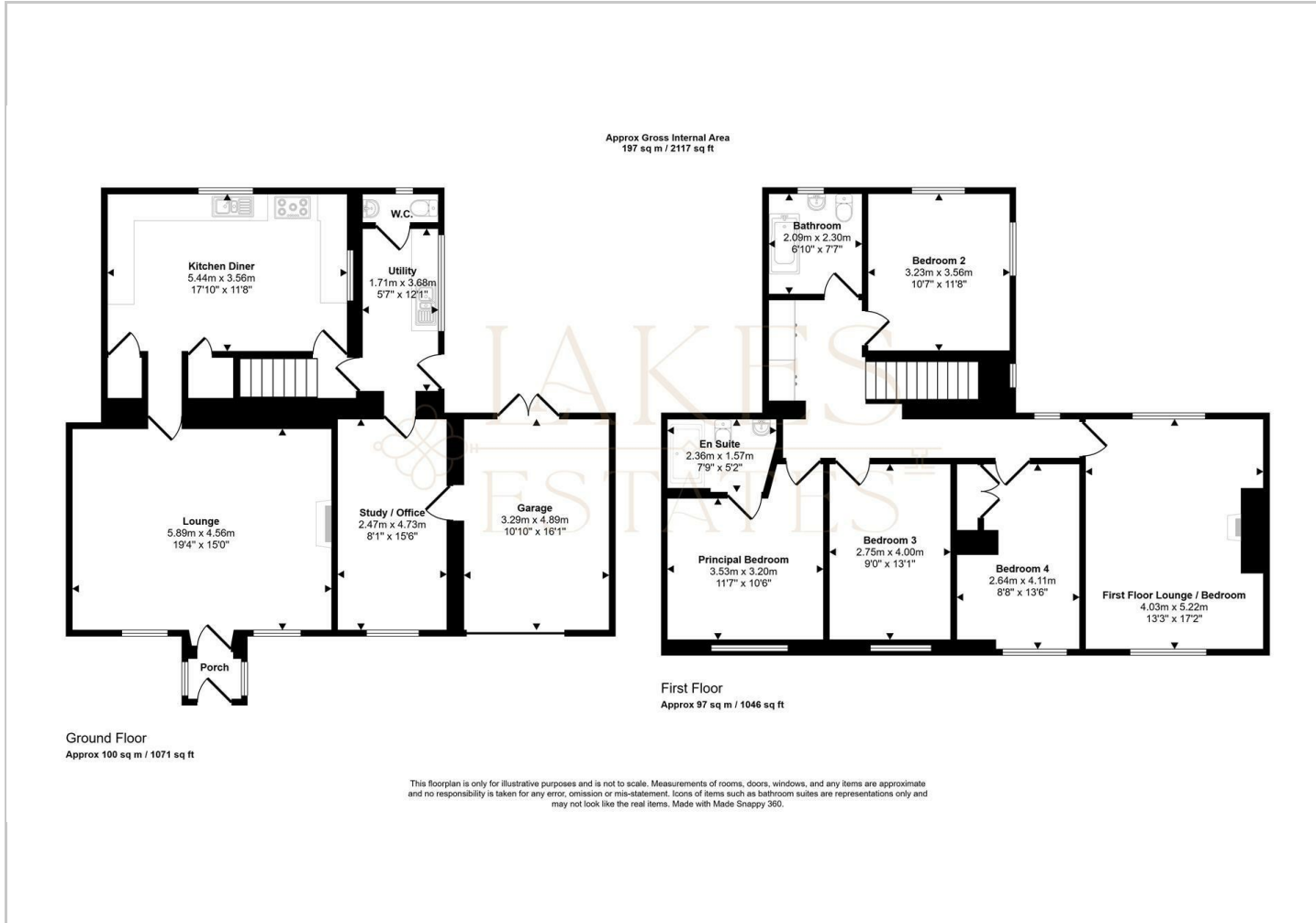
Buying in personal name: £40 (inc. VAT)

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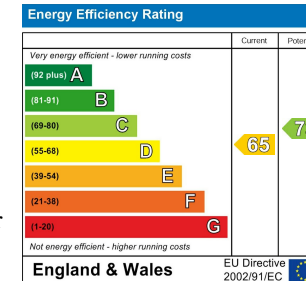
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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