



Blossom Barn , Penrith, CA11 0AP

Guide price £825,000





# Blossom Barn

Penrith, CA11 0AP

- 5 Bed Detached Barn Conversion
- Stunning Marshall Mason Kitchen
- Spacious Reception Room & Dining Room
- Detached Outbuilding / Workshop
- Stunning Gardens
- Meticulously Renovated to Exacting Standards
- 3 Beautifully Appointed Bathrooms
- Eye Catching Features Throughout
- Occupying a circa 0.5 Acre Plot
- Superb Village Location

A stunning five-bedroom detached barn conversion, meticulously renovated to an exceptional standard and filled with striking character features throughout. Extending to approximately 2,941 sq ft, this impressive home boasts a bespoke Marshall Mason kitchen, three luxurious bathrooms with premium Ferguson fixtures & fittings, and beautifully appointed living spaces blending charm with contemporary style. Occupying a generous plot of circa half an acre, the property also benefits from a detached workshop/office, additional outbuilding, private parking, and a sought-after village setting with a highly regarded local pub.

Available by separate negotiation is a fully renovated 2 bedroom one storey cottage, with off-road parking, currently used as a successful holiday let but could offer additional accommodation for multi-generational use. A detached barn occupying a large plot with potential for development and a large field circa 5 acres with barn and potential for equestrian use.



#### Entrance Hallway

Front door leads into the entrance hallway which has a bespoke oak staircase to the first floor and internal doors to the ground floor accommodation. Large cloaks cupboard. Open to the dining room. Underfloor heating. Custom built wooden double glazed windows.

#### Dining Room

The dining room has high vaulted ceilings and a double sided stone fireplace with log burner. Exposed stone walls. High barn custom built, double glazed wooden window. Underfloor heating.

18'5" x 12'0" (5.62 x 3.68)

#### Kitchen Diner

A stylish Marshall Mason kitchen sits at the heart of the home with fitted wall and base units and complementing worksurfaces. Sink drainer unit with Quooker tap. Integrated Siemens appliances including fridge, freezer, dishwasher and oven. Induction hob with inbuilt down draft extractor unit. Underfloor heating. Custom built wooden double glazed window.

20'0" x 13'7" (6.10 x 4.15)

#### Reception Room

An attractive, bright and spacious living room, open to the kitchen with bi-folding doors leading out to the rear garden patio. There is an exposed stone wall and high ceilings. Underfloor heating.

21'7" x 12'7" (6.60 x 3.84)

#### Utility Room

A useful room with fitted Marshall Mason units and oak worksurfaces and additional integrated fridge freezer. Door leading to the rear garden. Underfloor heating. Ceiling hatch giving access to a loft space.

9'3" x 8'5" (2.82 x 2.59)

#### Storage Room

Stylish fitted three-piece suite comprising: Shower cubicle containing a mains shower unit, low level w/c and sink unit. Tiled wall coverings. Heated towel rail and underfloor heating.

6'0 x 5'7 (1.83m x 1.70m)

#### Ground Floor Shower Room

Double bedroom currently used as an office. Underfloor heating. Custom built double glazed wooden window.

9'1" x 5'8" (2.79 x 1.74)

#### Bedroom Five

Double bedroom with dual aspect. Custom built double glazed wooden windows. Fitted carpet with underfloor heating. Stone fireplace with electric stove.

11'3" x 9'2" (3.43 x 2.80)

#### Bedroom Three

Bespoke oak staircase leads up to the first floor. Vaulted ceilings with exposed stone walls and beams. Custom made double glazed wooden windows. Fitted carpet. Glass balcony. Two radiators.

13'3" x 11'3" (4.06 x 3.45)

#### Stairs / Landing

Principal Bedroom

A stunning double bedroom with high vaulted ceilings and exposed stone wall, beams and trusses. Velux windows and custom built double glazed wooden window. Fitted carpet. Radiator.

15'4" x 14'8" (4.69 x 4.48)





**First Floor Shower Room** 9'8" x 6'7" (2.96 x 2.01)

A stylish first floor shower room which has a fitted four-piece suite comprising: shower cubicle containing mains shower unit, low level w.c and dual sinks. Tiled floor and wall coverings. Heated towel rail.

**Bedroom Two** 13'7" x 11'6" (4.16 x 3.53)

Double bedroom with high vaulted ceiling and exposed beams and trusses. Fitted carpet. Custom built double glazed window. Two built in wardrobes. Radiator.

**Bedroom Four** 9'9" x 9'8" (2.98 x 2.95)

Double bedroom with high vaulted ceiling and exposed beams and trusses. Fitted carpet. Custom built double glazed window.

**Family Bathroom** 9'9" x 6'9" (2.98 x 2.06)

Stylish family bathroom which has a fitted three-piece comprising: freestanding bath, low level w.c and sink unit. Tiled wall and floor coverings with large mirror. Heated towel rail. Exposed stone wall and beams. Custom built double glazed wooden windows.

**Outside**

The property occupies a large South facing plot measuring to circa half an acre. The gardens are well tiered with multiple patio seating areas and gardens laid to lawn with outdoor lighting. Throughout the garden there are mature plants, trees and shrubbery. There are large outbuildings with power and water supply which would be ideal for home office use, gym, carport or further conversion into an annexe. There is private off road parking to the front and side.

**Services**

Oil fired central heating. Mains water, drainage and electricity. Fibre optic broadband.

**Please Note**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

**Anti-Money Laundering (AML) Checks:**

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)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

**Available via Seperate Negotiation**

Available by separate negotiation is a fully renovated 2 bedroom one storey cottage, with off-road parking, currently used as a successful holiday let but could offer additional accommodation for multi-generational use. A detached barn occupying a large plot with potential for development and a large field circa 5 acres with barn and potential for equestrian use.

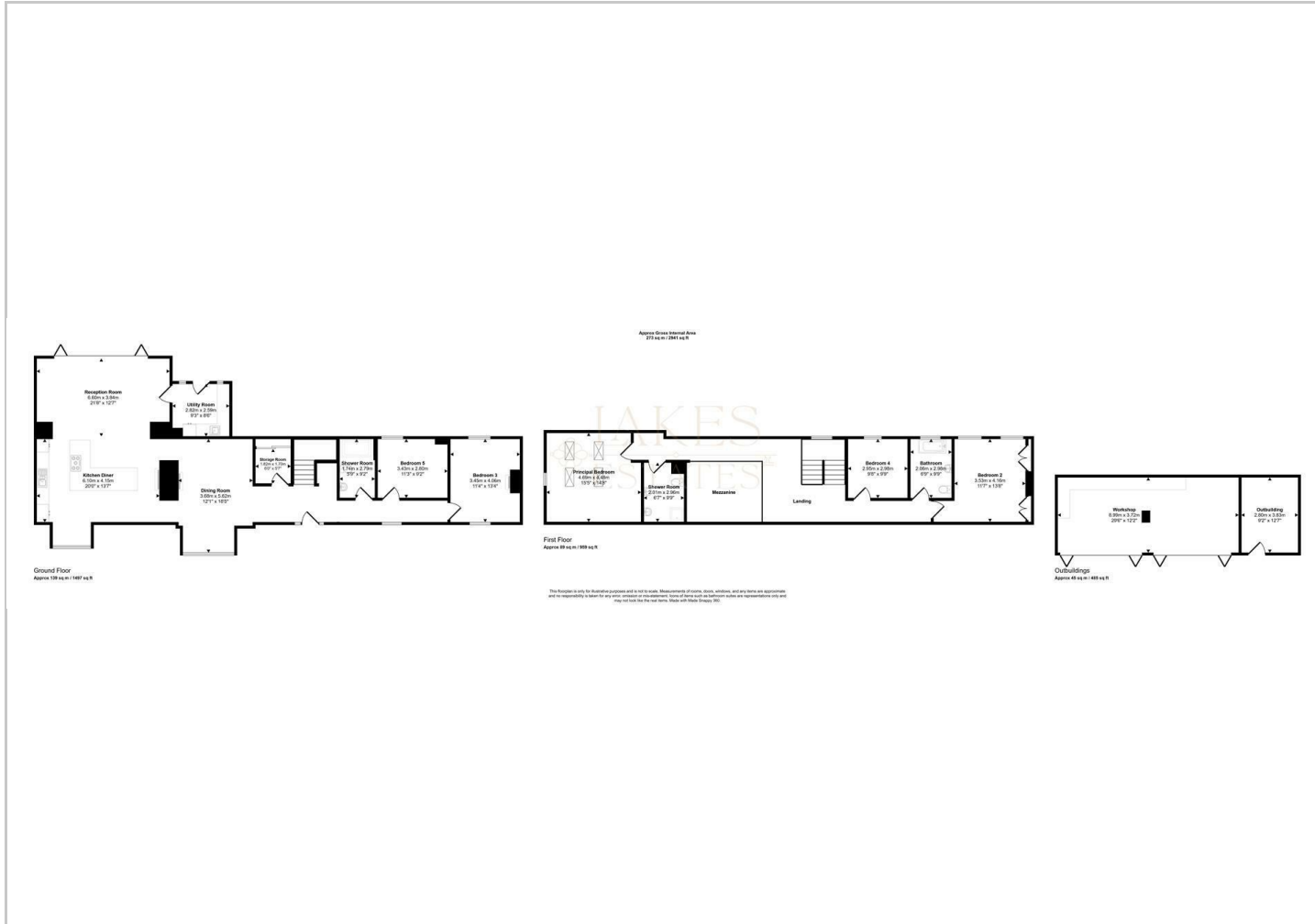
**Directions**

From Penrith head West towards Greystoke on the B5288. After the roundabout cross the motorway bridge and turn Left signposted 'Newton Reigny'. Continue for approximately 2 miles. As you turn right, head down the hill keeping left and passing the Sun Inn. The property is on the left-hand side.





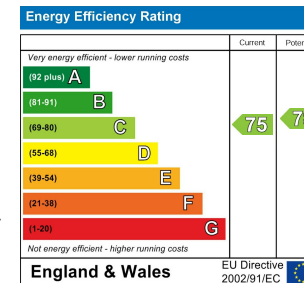
## Floor Plans



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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