



Spacious barn conversion

Quiet location with beautiful fell views

Three, well presented, bedrooms

Extension offering a lovely second reception room

Modern kitchen and bathroom

Popular village location

Unique three bedroom barn conversion, set in a quiet location with lovely fell views. 3 Blair howe has been vastly improved by the current owners, with a recently installed kitchen, modern décor and flooring throughout. The property also benefits from an extension to the rear, with exposed beams, vaulted ceiling and patio doors, making a lovely light and airy second reception room. The property is located in the quiet popular village of Moor Row, with its well-respected school. Nearby towns including Whitehaven and Egremont, are just a short drive away, as is the attractive Cumbrian coastline and picturesque fells and lakes. The accommodation briefly comprises of; entrance hall, spacious lounge with patio doors, modern fitted kitchen diner, utility/downstairs WC and sitting room. To the first floor, there are three, well presented, bedrooms and the modern family bathroom. To the front of the property there is an area providing off-road parking. To the rear of the property there is a lovely low maintenance rear garden with patio area and gravel area with gated access to the side. The property also boasts a garage offering excellent storage. Viewing is highly recommended to appreciate this barn conversion and its idyllic surroundings.

ACCOMMODATION

Entrance hall 7' 3" x 19' 2" (2.21m x 5.84m)

Spacious entrance hall, entered through a uPVC double glazed door. Featuring oak effect laminate flooring, neutral décor, uPVC double glazed window, under stairs storage cupboard and double panelled radiator. Provides access to the lounge and kitchen.

Lounge 14' 7" x 11' 8" (4.44m x 3.55m)

Light and airy, dual aspect lounge. With uPVC double glazed window overlooking the front of the property and uPVC double glazed patio doors leading out onto the rear garden. With oak effect laminate flooring, TV aerial point and double panel radiator.

Kitchen diner 9' 2" x 18' 7" (2.79m x 5.66m)

Modern, contemporary, kitchen diner. Recently fitted white wall and base units, with complementary work surfaces and modern tiled splashback. 1.5 composite sink and drainer unit, built in electric oven and hob with stainless steel extractor fan above. Two uPVC double glazed windows providing plenty of natural light, double panel radiator and oak effect laminate flooring.

Inner hall 10' 5" x 3' 2" (3.17m x 0.96m)

Downstairs WC 5' 0" x 5' 5" (1.52m x 1.65m)

Useful downstairs WC with pushbutton flush toilet, double panel radiator and uPVC double glazed frosted glass window.

Sitting room 14' 6" x 8' 7" (4.42m x 2.61m)

Spacious rear extension, currently used as a sitting room, but would make a lovely playroom or dining room. uPVC double glazed patio doors leading out to the rear garden with a secondary uPVC double glazed stable door. the feature of this lovely room is the exposed ceiling beams to the vaulted ceiling.

First floor landing

With loft access to the ceiling and large storage cupboard. uPVC double glazed window providing excellent natural light with modern neutral décor and a continuation of the oak effect laminate flooring. Provides access into three bedrooms and the family bathroom.

Master bedroom 15' 3" x 9' 8" (4.64m x 2.94m)

Spacious, well presented, master bedroom. Neutral décor, double panel radiator and uPVC double glazed window which enjoys a beautiful fell view. With modern oak effect laminate flooring.



Bedroom two 7' 2" x 8' 6" (2.18m x 2.59m)

Well presented second double bedroom, with modern neutral décor, uPVC double glazed window with a lovely countryside view with double panel radiator and oak effect laminate flooring.

Bedroom three 6' 9" x 8' 6" (2.06m x 2.59m)

Generously proportioned single bedroom, with skylight window, modern neutral décor, double panel radiator and oak effect laminate flooring.

Bathroom 11' 7" x 6' 4" (3.53m x 1.93m)

Recently fitted, contemporary, modern bathroom. Suite briefly comprising of; corner bath, sink built into a modern high-gloss vanity unit and pushbutton flush WC. With modern panelling to the walls, panelling spotlights to the ceiling. With large built-in storage cupboard housing the combi boiler, wall-mounted towel heating radiator and spotlights to the ceiling.

Externally

To the front of the property there is an area providing off-road parking. to the rear of the property there is a lovely low maintenance garden with patio and gravel area with gated access to the side.

TENURE

We have been informed by the vendor the property is freehold

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NOTE

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