



An incredible barn conversion with virtually off grid living

Tremendously spacious driveway and fabulous grounds with summerhouse and ponds

Boasts a wealth of charm and character throughout

French doors lead out onto a terrace, enjoying elevated garden views

Ideal for multi-generational families or holiday lets

A home with an income, use as two or three dwellings, the choice is yours

Set in a highly desirable village location, easy reach of the coast and fells

Stunning open plan lounge, dining and kitchen with wood burner and exposed beams

Beautiful master bedroom with beams, fitted wardrobes and large ensuite

Located within the Lake District National Park

This most impressive of homes, truly has a tremendous amount to offer. A fantastic Grade 2 barn conversion, bursting with charm, character and offering a wealth of versatility. The property is nestled on the edge of the village of Gosforth, which has long been a highly desirable place to live. The village itself is located within the Lake District National Park and has numerous pubs, cafes and a primary School. The village is a perfect place from which to explore the quieter western Lakes and surrounding fells, as well as the Cumbrian coastline, with the long sandy beach of Seascale being just a ten minute drive away.

This spacious property offers plenty of versatility as it can be used as two or three dwellings the choice is yours. It is currently split between a main residence and two spacious holiday lets. Not only that, but the property offers virtually off the grid living, with a wood pellet biomass boiler, generating roughly £6000 per annum and the property even benefits from its own water supply and solar panels located in the garden, which generate an income of approximately £1200 per annum. The property would be well suited to be used as a multi-generational home and currently produces a steady, reliable income.

On arriving at the property you will notice the substantial driveway which provides ample off-street parking for numerous vehicles and will be ideal for anybody with a caravan or motorhome. The property is set on spacious grounds and has a tremendous garden boasting a covered seating area with pizza oven, two ponds a poly tunnel and a wide variety of flowers, plants, shrubs and mature trees. The garden is a most tranquil place in which to sit, relax and enjoy the sunshine, birdsong and privacy.

The main part of the home is known as The Barn. Step inside you'll find yourself in a spacious hallway with a beautiful floor and an equally beautiful door that leads through to an inner hallway. The hallway leads to a most impressive master bedroom with fitted furniture, ceiling beams and a spacious ensuite. You will also find a second double bedroom which has access to a stunning bathroom. From the main entrance hall, there is access to the large utility room and the Byre measuring 45 foot in length and housing the biomass boiler. It is ideal for anybody who needs lots of storage, or perhaps a workshop. The first floor of this part of the home will certainly catch your eye. Here you will find a room bursting with character, with exposed beams, mezzanine floor, vaulted ceiling and a wood burning stove. This is most certainly the heart of the home. The open plan room has a lounge area, dining area and a lovely kitchen with French doors leading out onto a terrace. From the terrace you can enjoy fabulous, elevated views over the garden. Another lovely feature of the room is the mezzanine floor which makes an ideal home office or games area.

The second area of the property is known as Ash Lodge and is currently used as a holiday home. Ash Lodge has a door leading through to the main part of the property, 'The Barn' and the simple use of this door allows you to use the two dwellings as one if desired. Ash Lodge has a lovely, open plan lounge diner with exposed beams and a wood burning stove. There is also a kitchen to the ground floor, and stairs leading up to the second. Here you will find two spacious double bedrooms, one of which boasts an ensuite bathroom. There is also a stylish shower room.

Pine Lodge is currently used as a holiday home and boasts two lovely double bedrooms on the ground floor, both featuring ensuite bathrooms. The first floor is a rather fabulous open plan kitchen, lounge and diner with vaulted ceilings and numerous windows allowing plenty of natural light.

This fabulous home is perfect for those who appreciate the charm, and all the property has to offer. With its versatility and generating an income along with its virtual off grid living, this could be a dream come true. Add to that the fabulous garden and the ability to grow your own fruit and vegetable what more is there to want. To arrange a visit to the property, to fully appreciate all it has to offer, please contact the office and we will arrange a viewing.



ACCOMMODATION

The Barn

The entrance to the barn is a very spacious entrance hallway with a beautiful stone floor. This incredibly spacious hallway offers more than ample space for shoe and coat racks and also has space for other items of household furniture. From here the beautiful wood door leads to a hallway, there is access to the utility and double stable doors open up to the Byre.

Hallway

The hallway is beautifully done with exposed ceiling beams, window with brick lintel, wall mounted lighting and lovely flooring. The hallway benefits from a radiator and attractive cottage style doors lead to both bedrooms, the family bathroom and there are stairs leading up to the first floor, which is where we will look at first.

Open plan kitchen diner and living room

As you walk up the stairs in this impressive room, your eyes will be immediately drawn to its high ceiling with exposed beams creating the most eye-catching features. The room is bursting with charm and feels incredibly homely. To one end of the room you will find the seating area, boasting a woodburning stove, perfect for those colder winter nights. A nice little feature is the exposed stonework around the fireplace. The room has designer radiators and a huge amount of space for living room and dining room furniture. You will also notice, at the other end of the room is the kitchen. The stylish kitchen boasts an Aga with spotlights above. There is also an electric hob, integrated larder fridge and an integrated dishwasher. The kitchen worktop also includes a breakfast bar. The room has a tremendous amount of natural light with numerous windows, including the small windows from its previous use as a barn. There are French doors which open out to a fantastic, terraced area offering a fabulous view over the garden. At one end of the room there is a door which leads through to Ash Lodge and there are stairs leading up to the mezzanine floor. The mezzanine floor could be used for a variety of purposes and certainly lends itself to being a home office or games area.



Master bedroom

Truly one of the most beautiful and comfortable bedrooms you will find. With its cottage style door and exposed beams, the room certainly enjoys a country feel. You will notice the fitted wardrobes with matching drawers and dressing table which provide plenty of storage. The room has three double glazed windows, wall mounted lights and a radiator. There is access to the exterior from the bedroom and the room also opens to an ensuite bathroom.

Master ensuite

A spacious ensuite comprising of a bath with mixer tap and shower attachment. There is a wash basin set over a four-door vanity unit providing plenty of storage. In addition, there is also a large two-door cupboard. The bathroom has a toilet, bidet and a designer, chrome towel radiator. There are ceiling spotlights and wall mounted lighting.

Bedroom two

The second lovely, double bedroom benefits from exposed ceiling beams, wall mounted lights, a designer radiator and a double glazed window to the front. The room has a door which leads to the family bathroom so it can be used as an ensuite if desired.

Family bathroom

This beautiful room is in fantastic condition and comprises of a large shower with glass screen and both rainfall and handheld showerhead. There is a wash basin with mixer tap over a vanity unit and a pushbutton toilet. The bathroom features a radiator, fully tiled walls and tiled flooring. The room has a double glazed frosted window allowing in natural light whilst maintaining privacy.

Utility room

The spacious utility room helps keep the noisy washing machine and tumble dryer away from the rest of the home. There is plenty of storage and space for additional items such as a fridge freezer or chest freezer as desired.

Byre

Discreetly located at the rear of the property is this incredibly spacious byre measuring approximately 45 foot in length. It is here you will find the wood pellet biomass boiler, generating approximately £6000 in income a year. There is an incredible amount of storage here and it is perfect for anybody who wants a large workshop or needs plenty of storage. There is access from here to the garden.



Ash Lodge

Step inside Ash Lodge you'll be greeted with beautiful exposed beams and wood pillars. The room boasts a woodburning stove which provides plenty of warmth and it feels incredibly homely. The room offers plenty of space and can be used as a lounge/diner if desired. There is a designer radiator, an opening to the kitchen and stairs leading up to the first floor landing.

Kitchen

The kitchen is in excellent condition and comprises of white wall and base units with a complementary wood worktop with cottage style tile splash backs. There is a Belfast ceramic sink with mixer tap. The kitchen has exposed beams and a double glazed window.

First floor landing

The landing provides access to both bedrooms, the bathroom and it is here there is a door back into the barn.

Ash Lodge bedroom one

This lovely double bedroom features wall mounted lights and two windows looking out onto greenery at the front of the property. There is a radiator in place and a door leads to an ensuite bathroom.

Ensuite bathroom

Here you will find a bath with a glass screen, mixer tap and shower attachment. There is a toilet and pedestal hand wash basin. The room benefits from a chrome heated towel rail, tile flooring and an extractor.

Ash Lodge bedroom two

Another well presented double bedroom benefiting from wall mounted light, a radiator and a double glazed window.

Shower room

This stylish shower room comprises of a shower cubicle with twin sliding doors. There is a wash basin with mixer tap, over a vanity unit. In place you'll find a pushbutton toilet, a chrome heated towel rail and the walls and floor are fully tiled. The room has a skylight, ceiling spotlights and a utility cupboard.



Pine Lodge

On entering Pine Lodge you'll find yourself in an attractive hallway with exposed beams, modern flooring and a radiator. From here you can access the two bedrooms, both with ensembles that are located on the ground floor, you can head up the stairs to the open plan kitchen/diner and lounge. Pine Lodge is self sufficient and runs off its own LPG boiler.

Kitchen/diner and lounge

This fabulous room boasts a vaulted ceiling with exposed beams. The room enjoys plenty of natural light with a total of five double glazed windows. The kitchen has a range of wall and base units with a complementary worktop and matching splash backs. There is a built-in electric oven, with electric hob and extractor above. A stainless steel sink with draining board and mixer tap, is set below one of the double glazed windows. There is ample space for living room and dining room furniture and the spacious room has two radiators.



Pine Lodge bedroom one

This charming double bedroom benefits from exposed ceiling beams and wall mounted lights. There is a two door built in wardrobe, wood panelling and a radiator is neatly placed below a double glazed window. Provides access to an ensuite

Pine Lodge bedroom one ensuite

The stylish ensuite comprises of a bath with glass screen, mixer tap and shower attachment. There is a pedestal hand wash basin with mixer tap. The room has a toilet, black heated towel rail and easy clean PVC panelling. Ceiling spotlights provide plenty of illumination.



Pine Lodge bedroom two

This final bedroom is yet another charming room benefiting from exposed ceiling beams. There is wall mounted lights, wood panelling, a radiator and a double glazed window. This room also benefits from an ensuite.

Pine Lodge bedroom two ensuite

A well-maintained ensuite comprising of a bath with mixer tap and shower attachment. There is a toilet, a bidet and a wash basin. There is tile flooring, partially tiled walls and a double glazed frosted window.



TENURE

We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND:

The Barn TBC Ash Lodge C Pine Lodge C

EPC:

The Barn E Ash Lodge D Pine Lodge E

LOW FEES, LOCAL EXPERTISE

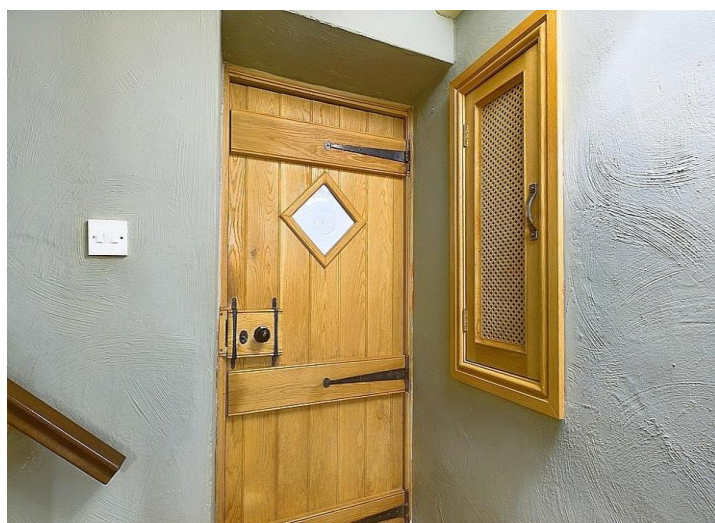
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MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





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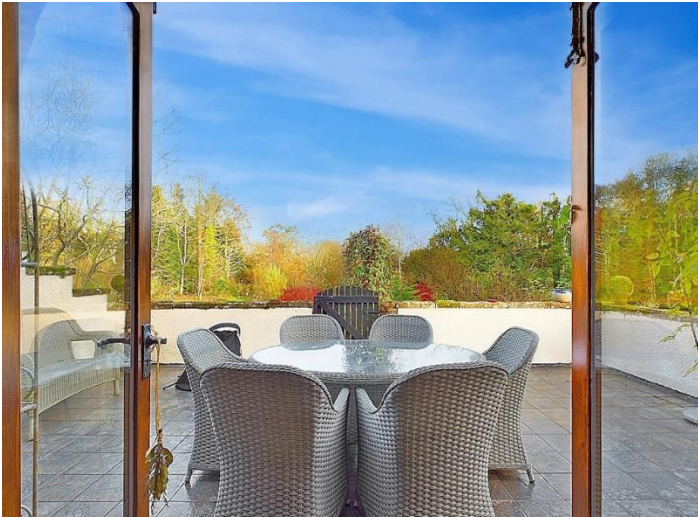






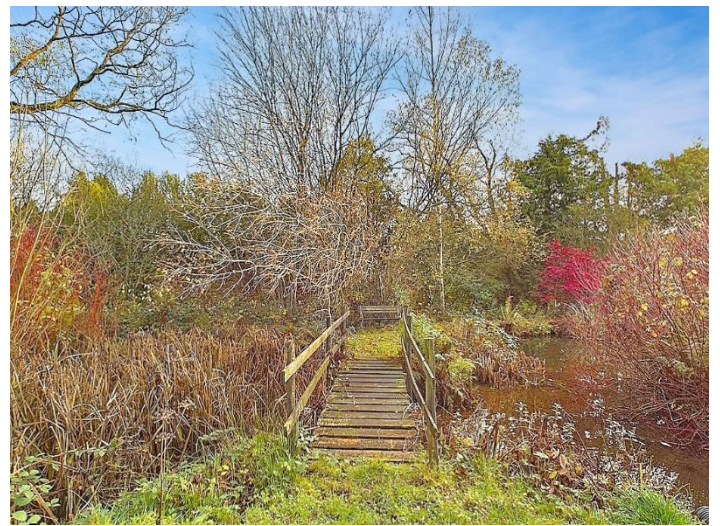
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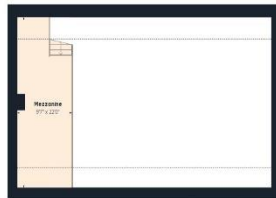
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

4711.15 ft²

Balconies and terraces

357.25 ft²

Reduced headroom

62.12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 are based on RICS IPMS 3C standard.

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