



**Hayward
Tod**

2 bed Attached Barn Conversion | Longrigg Barn | Nr Kirkbampton | Carlisle | CA5 6AF
Guide Price £165,000





An excellent two bed attached barn conversion having the benefit of a larger than average garden, beautifully positioned within a small rural settlement. Generous conservatory. PV panels and air source heat pump. Lovely location handy for the Solway Coast and Carlisle. Excellent first buy or holiday cottage.

ACCOMMODATION SUMMARY

Entrance into sitting room, stairs to first floor | Fitted kitchen | Conservatory | First floor | Bedroom one with built in cupboard | Bedroom two | Bathroom | Designated parking for two cars accessed by right of way | Large garden 0.14 acres | Timber shed/workshop | Pleasant rear aspect | Eco friendly - air source heat pump, PV panels | Electric heating to radiators | Mains water | Shared septic tank | Council Tax Band - B | EPC rate - pending | Freehold

APPROXIMATE MILEAGES

Kirkbampton C Of E primary school 1.5 | Watch Tree nature Reserve 3.4 | Central Carlisle - West Coast Main Line Station 8 | Solway Coast AONB - Bowness on Solway 7.5 | Allonby Beach 18.6 | Lake District National Park - Caldbeck 12.7, Pooley Bridge Ullswater 30 | Newcastle International Airport 63

WHY LONGRIGG BARN?

Located within the small settlement of Stackyard near the B5307 and the village of Kirkbampton which has a primary school. The location is rural and peaceful yet has good access to a number of villages with varied amenities and the excellent offerings in Carlisle are just 15 minutes away. The area is known for its tranquillity, wildlife, history and cycle routes.

DESCRIPTION

This lovely conversion has pleasing brick elevations and is attached to a neighbour's stone barn. The bijou accommodation is perfectly formed and features a

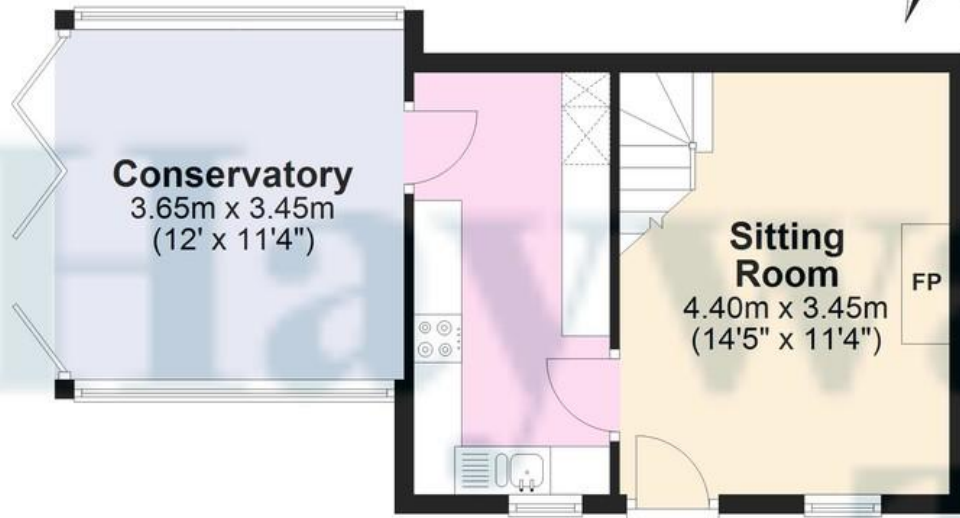


generous conservatory. The standout feature at 0.14 acres is the larger than average south facing garden which benefits from a good sized timber shed/workshop. The garden aspect is pleasant and affords reasonable privacy. The fitted kitchen comes with a range of appliances and there is a door to the conservatory. In the sitting room stairs access the two first floor bedrooms and the bathroom. Given the air source heat pump and PV panels the property should be economical to run.



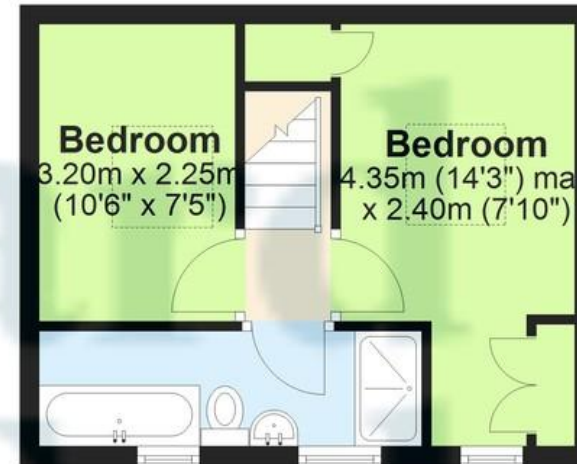
Ground Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



First Floor

Approx. 25.2 sq. metres (271.6 sq. feet)



Total area: approx. 63.0 sq. metres (678.0 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.