



**Hayward
Tod**

4 bed 2 bath Barn Conversion | Bonehouse Barn | Newbiggin Hall Farm | Carlisle | CA4 0AJ
Guide Price £485,000





An impressive Grade II listed conversion providing beautiful accommodation of interest and character. Private walled garden. Garage. Cobbled courtyard. Convenient for M6, Carlisle and Lake District.

APPROXIMATE DISTANCES IN MILES

M6 J42 0.7 | Central Carlisle - West Coast Mainline Station 4.3 | Lake District National Park - Caldbeck 12.5, Ullswater 20.7 | Penrith - West Coast Mainline Station 17 | Bowness on Solway ANOB 21 | Newcastle International Airport 57.1

ACCOMMODATION SUMMARY

Hall | Cloakroom | Kitchen with dining area | Utility room | Sitting room | Garden room | Double bedroom one | Double bedroom two/study | Bathroom | First floor landing | Double bedroom three and double bedroom four both with access to ensuite bathroom | Attractive courtyard providing ample parking | Garage | Delightful private rear walled garden | Council Tax Band - F | Energy Performance Rating - D | Mains water and electricity | Shared private drainage | Oil central heating | Double glazing | Freehold with joint liability for the maintenance of communal lane/access

LOCATION

The property is well situated with the small select hamlet at Newbiggin Hall Farm, a development of late eighteenth century Grade II Listed farm buildings. The original settlement can be traced back to the medieval period when the adjacent Tower House was constructed as a monastic retreat in the fourteenth century. The convenience of the location is superb with quick access to the M6 and A6 for Carlisle and the Lakes. Nearby villages offer a variety of amenities including primary schools and public houses. Central Carlisle is an easy 10 minute drive away. Here you will find a growing café society and a good range of social, leisure and retail opportunities. The city has an interesting history and an impressive cathedral and castle. The beautiful Eden Valley, the Lake District and Hadrian's Wall UNESCO World Heritage Site are all easily accessible.



DESCRIPTION

Bonehouse Barn is a delightful home of great character providing beautifully presented versatile accommodation with the benefit of excellent living space and 4 double bedrooms over the ground and first floors. The approach is into a large cobbled courtyard which provides ample parking. From the moment you enter it is immediately apparent that this is a home of interest. The sitting room is a wonderful generous reception room featuring a timber floor, exposed beam and fireplace with multi fuel stove. From here a glazed door opens into the garden room. Currently used as the music room this is a calm space with timber floor over looking the private rear garden. The generous dining kitchen has a good range of fitted units and an ample dining area with double doors onto the courtyard. Bespoke full height shelving including a hidden TV cupboard, and high ceilings with exposed beams and trusses heighten the sense of space.

The south facing walled gardens are a delight and include a beautiful range of plants. There are several individual areas to enjoy and the flagged patio is the perfect spot for alfresco entertaining. In short, Bonehouse Farm is a desirable residence in a most convenient location.





Total area: approx. 222.4 sq. metres (2393.9 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.