



# Cobblestone Cottage & Wallers Barn, Whinfell

Asking Price £745,000

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**Thomson Hayton Winkley**



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A fabulous opportunity to purchase two attached barn conversions offering well proportioned three and four bedroom accommodation with substantial gardens and grounds in the rural hamlet of Whinfell. Suitable for both residential and letting use and with one having disabled access.













## COBBLESTONE COTTAGE & WALLERS BARN

An ideal opportunity for those seeking an investment or wanting a family home and with additional housing for income or extended family.

Converted by the current owners in 2005 these well proportioned attached barn conversions are situated in a private, scenic area with substantial gardens and grounds at the foot of Whinfell Beacon. Rurally located with a small cluster of similar properties within the picturesque hamlet of Whinfell. The property is approximately 3 miles from the village of Grayrigg, where there is a well-regarded primary school and village hall. Additionally it is within the catchment area for the Queen Katherine Secondary School in Kendal with the historic market town being just 4 miles away. Kendal offers many amenities which include an excellent range of shopping, leisure, cultural and educational amenities. The town is well served by public transport with Kendal Railway Station having a direct link to Oxenholme on the London to Glasgow west coastline. Junctions 36 to 39 of the M6 motorway are within easy reach together with both the Lake District and Yorkshire Dales National Parks.

### COBBLESTONE COTTAGE

The well presented accommodation, which is suitable for disabled accommodation, briefly comprises sitting room, dining kitchen, garden room, double bedroom, wetroom and boot room to the ground floor and three further bedrooms and a bathroom on the first floor.

### WALLERS BARN

The well presented accommodation, which is laid to three floors, briefly comprises Two double bedrooms and a bathroom to the ground floor, a sitting room and dining kitchen to the first floor and a further double bedroom with en suite shower room on the second floor. The property benefits from double glazing, oil fired central heating and B4RN superfast broadband and is offered for sale with no upper chain.

Cobblestone Cottage and Wallers Barn benefit from double glazing, oil fired central heating and B4RN superfast internet and are offered for sale with no upper chain.

Outside offers substantial, beautifully presented gardens and grounds which include lawned areas, patios and ample off road parking.

Both properties have operated both as a residential home and also successful holiday lets.

Some of the contents can be included in the sale subject to separate negotiation.

### COBBLESTONE COTTAGE DINING KITCHEN

17' 11" max x 11' 11" max (5.47m x 3.65m)

Double glazed French doors, two double glazed windows, radiator, good range of base and wall units, stainless steel sink, cooker with tiled splashback and extractor hood over, space for fridge freezer, plumbing for washing machine and dishwasher, oil central heating boiler, recessed spotlights.

### SITTING ROOM

18' 3" max x 14' 10" max (5.57m x 4.54m)

Two double glazed windows, two radiators, living flame LPG gas fire to feature fireplace, wall lights, exposed beam, understairs cupboard.

### GARDEN ROOM

10' 3" x 7' 5" (3.13m x 2.28m)

Double glazed door to patio, double glazed windows, radiator, exposed stone feature wall, decorative beams.

### HALL

16' 10" max x 11' 11" max (5.15m x 3.65m) Double glazed door to boot room, two double glazed windows, radiator.

### BEDROOM

13' 8" x 10' 0" (4.18m x 3.07m)

Two double glazed windows, radiator, loft access.

### WETROOM

10' 2" x 5' 1" (3.12m x 1.55m)

Heated towel radiator, W.C. and wash hand basin in white, partial panelling to walls, thermostatic shower fitment, recessed spotlights, extractor fan, wetroom flooring.

### BOOT ROOM

6' 7" max x 4' 6" max (2.02m x 1.38m)

Double glazed patio doors to rear, exposed stone feature wall, fitted coat hooks.









## LANDING

7' 11" x 3' 4" (2.42m x 1.03m)

Access to partially boarded loft with power and drop down ladder.

## BEDROOM

17' 10" max x 12' 11" max (5.46m x 3.95m)

Double glazed window, two double glazed Velux windows, radiator, built in cupboard housing hot water cylinder.

## BEDROOM

11' 4" max x 8' 5" max (3.46m x 2.57m)

Double glazed window, radiator.

**BEDROOM** 9' 8" max x 7' 8" max (2.95m x 2.36m) Double glazed window, radiator.

## BATHROOM

8' 0" x 4' 5" (2.44m x 1.35m)

Double glazed Velux window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and "P-shaped" bath with thermostatic shower over, full panelling to walls, extractor fan, fitted mirror with lighting and shaver point.

## WALLERS BARN

### ENTRANCE HALL

10' 1" max x 5' 1" max (3.08m x 1.57m)

Double glazed door, radiator, built in cupboard.

## BEDROOM

14' 11" max x 11' 2" max (4.55m x 3.42m)

Two double glazed windows, radiator, built in cupboard housing oil combination boiler.

## BEDROOM

11' 11" max x 8' 9" max (3.64m x 2.69m)

Double glazed door with adjacent double glazed windows to patio, radiator.

## BATHROOM

8' 0" x 4' 5" (2.44m x 1.35m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and bath with tiled splashback and electric shower over, shaver point.

## LANDING

7' 2" max x 6' 1" max (2.19m x 1.86m)

Radiator.

## SITTING ROOM

15' 1" max x 11' 3" max (4.60m x 3.45m)

Two double glazed windows, radiator, living flame LPG gas stove to feature fireplace, wall lights.

## DINING KITCHEN

13' 5" x 11' 9" (4.10m x 3.59m)

Double glazed window, radiator, good range of base and wall units, space for cooker with tiled splashback and extractor hood over, space for fridge freezer, plumbing for washing machine and dishwasher.

## LANDING

4' 3" max x 2' 8" max (1.30m x 0.83m)

Double glazed window.

## BEDROOM

13' 5" max x 11' 9" max (4.10m x 3.59m)

Double glazed window, radiator, access to partially boarded loft with power and drop down ladder.

## EN SUITE

7' 9" x 2' 5" (2.38m x 0.74m)

Three piece site in white comprises W.C., wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower, extractor fan, shaver point.

**SERVICES** Both properties have mains electricity, oil fired heating, LPG to stove, non mains water, non mains drainage.

## COUNCIL TAX BANDING

Both properties are currently exempt due to holiday let status.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

## DIRECTIONS

From Kendal follow A6 North, after 1/2 mile turn right for Mealbank, pass church on top of hill. (Do not turn right over first bridge). Follow this road for another 3 miles, when you reach Patton go over the bridge (you are now in Whinfell), after 100 Metres turn left at sign in wall "TopThorn Farm". Follow road travelling over one cattle grid. Pass Hying & Crook Howe, when you get to a fork in the road keep left and follow road for 200m then bear right to find Wallers Barn and Cobblestone Cottage.

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