



Waller's Barn, Whinfell
Asking Price £300,000

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Thomson Hayton Winkley



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An appealing mid terrace traditional Grade II Listed barn conversion pleasantly situated in a rural location in the hamlet of Whinfell. The accommodation, which is laid to three floors, briefly comprises sitting room, dining kitchen, three bedrooms, en suite and bathroom. With ample parking, patios and garden.







WALLERS BARN

Converted by the current owners in 2005 this well proportioned Grade II Listed attached barn conversion is 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.

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.

Outside offers delightful, low maintenance gardens and grounds which include a generous lawn, two private paved and walled patios and ample off road parking.

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

GROUND FLOOR

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.

INNER HALL

4' 6" x 3' 5" (1.38m x 1.05m)

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.





FIRST FLOOR

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.

SECOND FLOOR

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

OUTSIDE

The substantial, well presented and beautifully maintained gardens and grounds offer a generous lawned garden and ample off road parking to the front of the house with a an impressive private patio being located directly in front. there is also a further private patio to the rear which is directly accessed via one of the ground floor bedrooms.

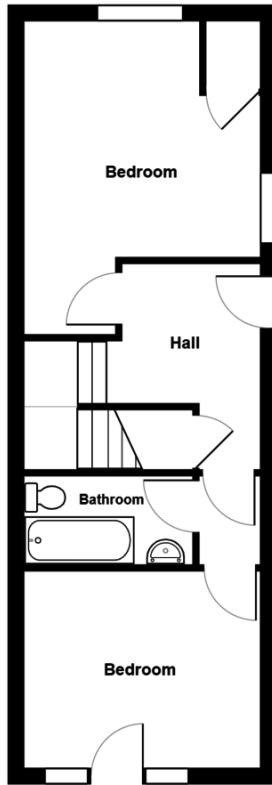
SERVICES

Mains electricity, oil fired heating, LPG to stove, non mains water, non mains drainage.

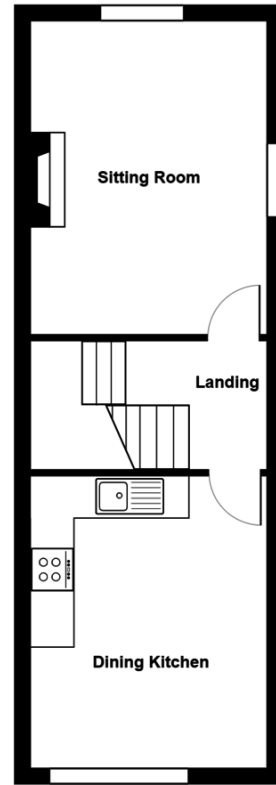
COUNCIL TAX BANDING

Currently Band currently deleted due to holiday let.

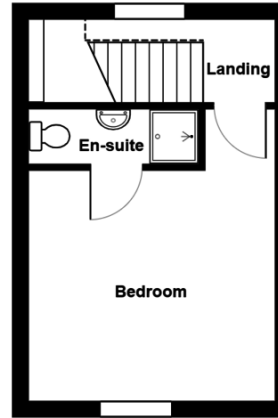




Ground Floor



First Floor



Second Floor



Wallers Barn, Whinfell, Kendal

Total Area: 93.8 m² ... 1010 ft²

For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 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 "Top Thorn Farm". Follow road travelling over one cattle grid. Pass Hyning & 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.

WHAT3WORDS:

playoffs.riders.positions

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