

Barn B, Whitrigg Hall,  
Torpenhow, Wigton

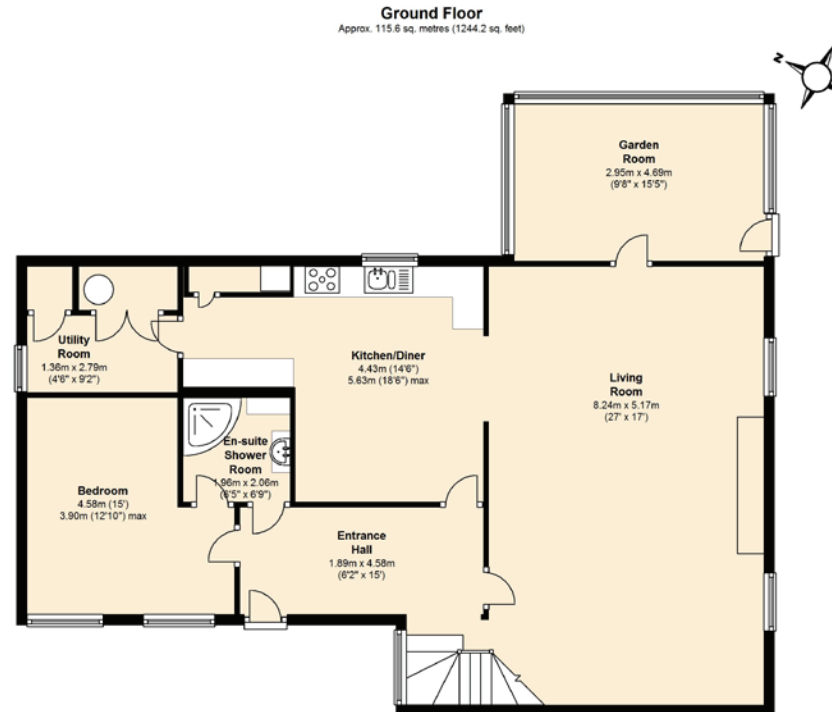
Edwin  
Thompson



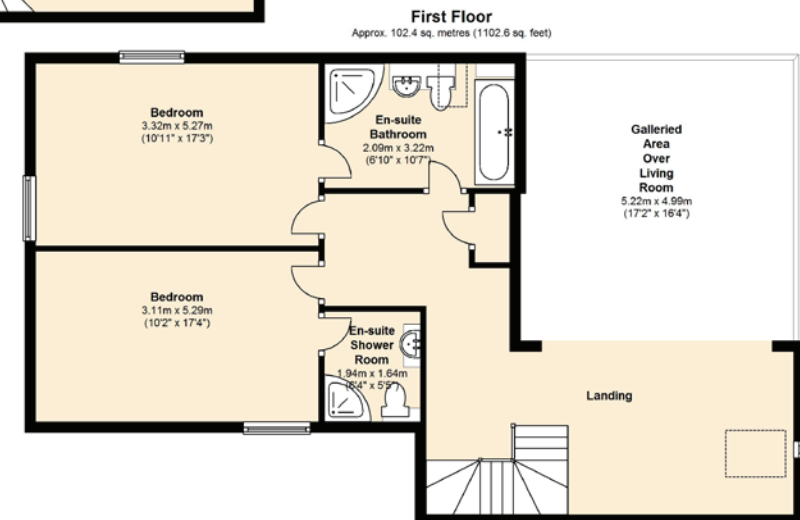
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# Barn B, Whitrigg Hall, Torpenhow, Wigton, Cumbria, CA7 1JG

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Total area: approx. 218.0 sq. metres (2346.8 sq. feet)



### Brief Resumé

A three bedroomed barn conversion with a garage and large garden completed to a very high standard by an award winning local builder. Exclusive development of six properties, Barn B enjoys favourable position with outstanding views.

### Description

This fabulous stone barn conversion combines rustic character and charm with modern living requirements. Recently completed to a high specification which includes extensive use of solid oak for internal joinery, doors, stairs/balustrades, floors and exposed beams etc. The construction meets modern energy efficiency standards with very high levels of insulation in walls, roofs and floors, together with double glazing throughout and under floor heating on the ground floor. A "Lexcom" system provides integrated telephone/computer/tv points in most rooms. Briefly, the accommodation of Barn B comprises, on the ground floor: entrance hall, through dining/living room with galleried landing above, garden room, kitchen, utility room, and en-suite double bedroom. On the first floor are two further double en-suite bedrooms and a spacious galleried landing offering additional usable space. Outside there is ample parking and turning space, a new stone built garage, and large garden.

This property forms part of a high quality farm courtyard development comprising of six properties arranged around a spacious central courtyard laid with contrasting coloured sets. The development is set well-back from the road and occupies a particularly outstanding elevated position above the small village of Torpenhow. Surrounded by open fields, there are magnificent views over rural north west Cumbria and the Solway Firth, towards the mountains of south west Scotland. Whitrigg Hall which is just outside the Lake District National Park boundary has easy access to the many attractions of the National Park, and the Solway Firth coastline, together with good road links to the west coast towns of Workington, Whitehaven and Maryport, the attractive market town of Cockermouth (8 miles) and the county town of Carlisle to the north.

### Directions

From Keswick take the A591 Bassenthwaite Road to the east side of Bassenthwaite Lake. Continue beyond Bassenthwaite towards Bothel passing the Castle Inn on the left hand side. Continue past the turnings on the right hand side for Bewaldeth and take the next turning to the right signposted Whitrigg. Continue along this road for approximately 1.5 miles, and just before arriving at Whitrigg Hall Farm the road bends sharply to the right and then to the left. The entrance to Whitrigg Hall Farm being a short distance along the road on the right hand side after the second of these two sharp bends.

### Accommodation:

#### Reception Hall

Sealed unit double glazed cottage style entrance door leads to spacious hall with oak flooring and oak panelled doors to rooms. Bespoke handmade stairs to first floor, sealed unit double glazed windows to the front.

#### Living Room

Feature stone fireplace incorporating Clearview multi-fuel stove. Part with high ceiling and exposed ceiling timbers, and part with galleried landing above. Sealed unit double glazed sash windows to the rear with sandstone sills. Sealed unit double glazed door to:

#### Garden Room

Fully sealed unit double glazed to three elevations incorporating door and outside steps down to the rear garden, oak flooring, high ceiling, outstanding views.

#### Dining Kitchen

Approached from the hallway or via arched opening from the main living room. The well-appointed kitchen comprises an extensive range of oak fronted wall and base units comprising cupboards and drawers with contrasting granite worktops and upstands. Also incorporating hidden worktop lighting, twin bowl stainless steel sink, chiller cabinet, AEG ceramic touch control electric hob with stainless steel and glass cooker hood above, AEG double oven and grill, AEG microwave/oven, fridge freezer and dishwasher. The fitted units also incorporate glass-fronted display cabinets with integral lights and plinth lighting. Recessed ceiling lights, limestone tiled floor. Sealed unit double glazed sash window to the side.

#### Utility Room

Stainless steel sink, fitted cupboards, space for washing machine and tumble drier, large built-in cupboard and separate boiler cupboard housing water tank and Worcester gas fired combi boiler. Sealed unit double glazed window to the front.

#### Bedroom 1

Double bedroom with oak flooring and sealed unit double glazed windows to the front.

#### En Suite

Corner shower cubicle, wc with cupboard to the side and wash basin with cupboards underneath, mirror above with shelves and downlighters, chrome ladder-style radiator, extractor fan, recessed ceiling lights, tiled walls and floor, doors to both bedroom one and reception hall.

#### First Floor

#### Landing

Spacious landing area forming gallery above the living room, affording useful additional living space, oak flooring, high ceiling with exposed beams, small sealed unit double glazed window to rear and roof window. Inner landing with radiator, built-in airing cupboard with fitted electric heater, high level store cupboard, oak panelled doors to rooms.

#### Bedroom 2

Double bedroom with oak floor, high ceiling with exposed timbers, radiator, sealed unit double glazed window to front.

#### En-suite

Corner shower cubicle, wc with cupboard to the side and wash basin with cupboards underneath, mirror above with shelves and downlighters, chrome ladder-style radiator, extractor fan, high ceiling with exposed beams and recessed ceiling lights, tiled walls and floor, doors to both bedroom one and reception hall.

#### Bedroom 3

Master bedroom with oak flooring, high ceiling with exposed timbers, radiator, sealed unit double glazed windows to the front and side with superb views.

#### En-suite Bathroom

Free-standing deep bath with waterfall tap, wash basin and wc integrated to fitted cupboards, mirror with de-mist facility incorporating shelves, downlighters and shaver point, extractor fan, shower cubicle, chrome ladder-style radiator, high ceiling with exposed beams and recessed ceiling lights, roof window, porcelain tiles to floor and walls, doors to both master bedroom and landing.

#### Outside

The property is approached via a Tarmacadam driveway which leads into a most attractive wide courtyard area laid with coloured sets providing ample parking/turning space. To one side of the property is further parking area laid with sets leading onto the good sized garden to the rear of the property laid to lawn and enclosed on two sides by an attractive stone walls.

#### Garage

Just before entering the courtyard, a small terrace of new stone built garages can be found on the right-hand side, one garage being allocated to this property with parking space in front, and having light, power and water installed supplied from the property.

#### Services

Mains electricity and water are connected. The gas supply is liquid propane gas stored in a nearby underground tank serving the whole development of six properties, each property being separately metered. This supply functions like a mains supply as it is monitored remotely by BP who refill the tanks as necessary. Drainage is to a new private drainage system, again serving all six properties, and the annual maintenance and running costs of the system will be met equally by the property owners. An intruder alarm is installed.

#### Council Tax

To be assessed.

#### Offers

All offers should be made to the agents, Edwin Thompson LLP.

#### Viewing

Strictly by appoint with the Agent, Edwin Thompson LLP.

Property reference: KT1043(c)



28 St John's Street,  
Keswick,  
Cumbria  
CA12 5AF

T: 017687 72988  
F: 017687 71949  
E: keswick@edwin-thompson.co.uk  
W: edwin-thompson.co.uk

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