



Bassenthwaite Lake

Willow Barn, Bassenthwaite Lake, Cockermouth, CA13 9SJ

Situated close to Bassenthwaite Lake only five miles from Cockermouth and eight miles from Keswick, this charming three bedroom barn conversion enjoys a pleasant rural setting in a private courtyard with delightful fell views. Bus stop at the end of the lane serving Keswick and Penrith, Cockermouth and Workington. A local occupancy condition applies.

Offers Over £475,000

Quick Overview

Charming end of terrace barn conversion
Small private courtyard setting
Close to Bassenthwaite Lake
Five miles from Cockermouth and eight miles from Keswick
Delightful fell views
Three bedrooms and two bathrooms
Living room with dining area and mezzanine room
Fitted kitchen and utility room
Parking spaces and enclosed rear garden
Local occupancy condition applies



3



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2



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Superfast
46 Mbps



2

Property Reference: KW0219



Open Plan Living / Dining Room



Kitchen



Utility Room



Bedroom One

Accommodation

Ground Floor:

Open Plan Living / Dining Room 18' 0" x 14' 11" (5.49m x 4.55m)

With double height vaulted ceiling and exposed beams, roof window, feature wood burning stove, radiator.

Kitchen 16' 9" x 6' 11" (5.11m x 2.11m)

With fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, extractor unit, plumbing for dish washer, radiator, exposed beams, roof window.

Utility Room 11' 2" x 6' 10" (3.4m x 2.08m)

With fitted base and wall units, central heating boiler, plumbing for washing machine, radiator, external rear door.

Inner Hall

With two radiators, built in cupboard, under stairs cupboard.

Bedroom One 11' 0" x 7' 5" (3.35m x 2.26m)

With radiator.

Bedroom Two 7' 5" x 5' 6" (2.26m x 1.68m)

With radiator.

Bathroom

With WC, vanity wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail.



Open Plan Living / Dining Room



Kitchen



Bedroom Two



Bathroom



Master Bedroom



Mezzanine Room

First Floor:

Landing

Master Bedroom 15' 2" max x 10' 8" min (4.62m x 3.25m)

With radiator, range of built in wardrobes, exposed beams, two roof windows.

En-suite Bathroom

With WC, wash hand basin, small bath with shower mixer attachment, ceramic wall tiling, exposed beam, roof window.

Mezzanine Room 14' 9" x 5' 10" (4.5m x 1.78m)

Overlooking the living room.

Outside:

Front communal parking, shared rear path, enclosed rear lawned garden with shrubbed borders and delightful rural outlook to the fells, store, wood store, allocated rear parking space.

Services

Mains water and electricity. Shared septic tank drainage. Oil central heating.

Tenure

Freehold.

Council Tax

Band B.

Local Occupancy Condition

A local occupancy condition applies.



Master Bedroom



Master Bedroom



Rear View



Rear Garden



Rear Garden

Viewings

By appointment with Hackney and Leigh's Keswick office.

Directions

From the A66 take the turning onto the B5291 at the north end of Bassenthwaite Lake. Proceed and bear immediately left and then turn right towards the Lakes Distillery. The entrance to The Ruddings is located on the right directly opposite the Lakes Distillery.

Price

Offers over £475,000

Meet the Team

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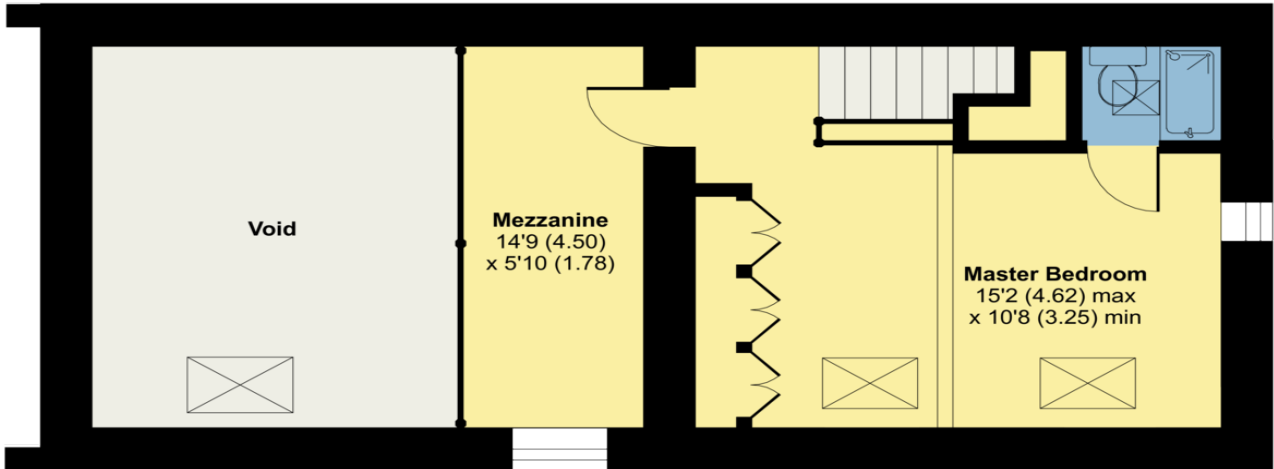
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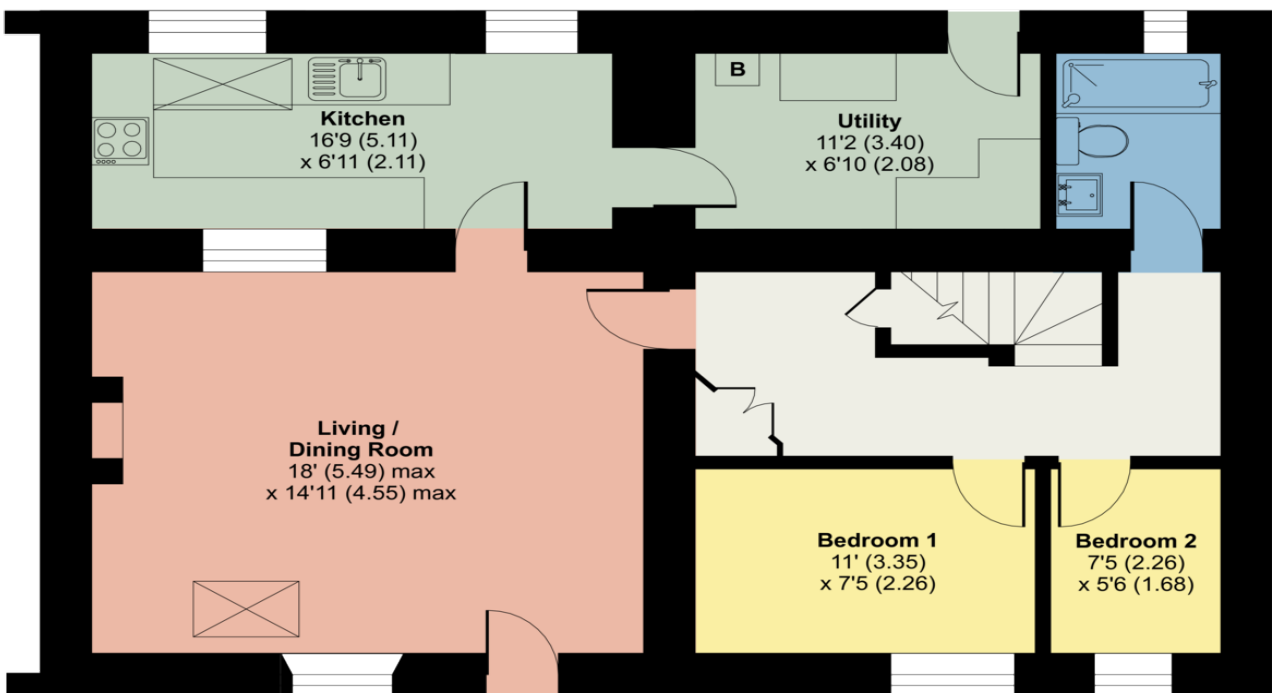
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Approximate Area = 1104 sq ft / 102.5 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Hackney & Leigh. REF: 937109

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