



Three bedroom barn conversion with one bedroom annex, five garages and extensive garden and orchard for sale

The White Barn, Longtown, CA6 5SE



# Property Details

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## Guide Price

£350,000

## Description

An exciting opportunity to purchase a unique three bedroom barn conversion and one bedroom ground floor annex which has been recently extended including large garden, garages and orchard.

## Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,  
CA6 5LY









## KEY FEATURES

- Three bedroom barn conversion
- One bedroom ground floor annex
- Recently extended to include open kitchen/dining with open views of garden and underfloor heating
- 5 garages, ample parking and car port
- Oil central heating
- Extensive, private garden with lawn, timber gazebo and private orchard
- Family bathroom and shower room as well as separate ground floor w.c
- Electric lift at entrance for accessibility to first floor
- Situated in the centre of Longtown with private access off High Street



## Location

Longtown, Cumbria, is a charming market town located in the picturesque county of Cumbria, England. Situated on the border between England and Scotland, Longtown offers a unique blend of countryside tranquility and cultural heritage. The area is surrounded by breathtaking landscapes, including the rolling hills of the Borders and the stunning Lake District National Park. Accessibility to Longtown is excellent, with the town conveniently situated near the A7 road, which connects to major cities like Carlisle and Edinburgh. The nearby Carlisle railway station provides further transportation options, connecting Longtown to various destinations across the country. Whether you're exploring the local history, enjoying outdoor activities, or simply taking in the serene beauty of the area, Longtown is a fantastic location with its accessible transport links and captivating surroundings.





An exciting opportunity to acquire a three bedroom barn conversion which has recently been extended to offer a stunning kitchen and dining space with open views of the expansive garden, benefitting from five garages and a ground floor annex which would make an excellent holiday let, situated in the historic town of Longtown.

### **The Accommodation**

The front door opens to a spacious entrance hall with modern downstairs w.c and electric lift to the first floor. There is also stairs providing access to the first floor. At the top of the stairs, the kitchen is on your left and this modern, contemporary space offers amazing, private views of the garden as well as central island with single bowl drainer sink and integrated units. The kitchen boasts an integrated double oven, electric hob with overhead extractor hood and integrated fridge freezer. This modern, contemporary room has really transformed the property offering a relaxing and scenic spot for dining. The room benefits from electric underfloor heating.





## The Accommodation

At the top of the stairs there is a shower room which has also been recently renovated complete with a toilet, white hand basin with vanity unit, large shower mains cubicle with glass doors and towel rail. Further down the hall is a useful utility room also fitted with grey coloured units, ideal for storage.

As we step into the original barn, we move into the living room which features a lovely open fire and double French doors which open to views of the garden.

As you continue through the living room, there is another bathroom on your right complete with bath, white hand basin, towel rail and w.c. The walls are decorated with mosaic tiles. There are three bedrooms at the bottom of the hallway, one with a built-in wardrobe and the other with corner wash hand basin.





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## Outside

The White Barn is accessed via a lane off the High Street. There are 3 single garages and 2 large double garages as well as ample space for additional parking. Double gates open to allow access to the entrance of the property as well as further parking under the extension which has been adapted as a car port. There is a large basement which currently houses the oil boiler. The basement also benefits from water and electric supply and has been used in the past as a utility room and storage. A separate wood store lies between the annex and basement.









The garden is an absolute hidden gem with a selection of trees, private orchard, lawn, patio with bedding for flowers and timber gazebo perfectly placed for enjoying the afternoon sun.

### **The Annex**

Underneath the original barn there is a small one bedroom annex with en-suite bathroom which offers the owner an exciting opportunity to run this as a holiday let or guest house.

The White Barn is a unique opportunity and viewings are highly recommended to appreciate what this property has to offer.















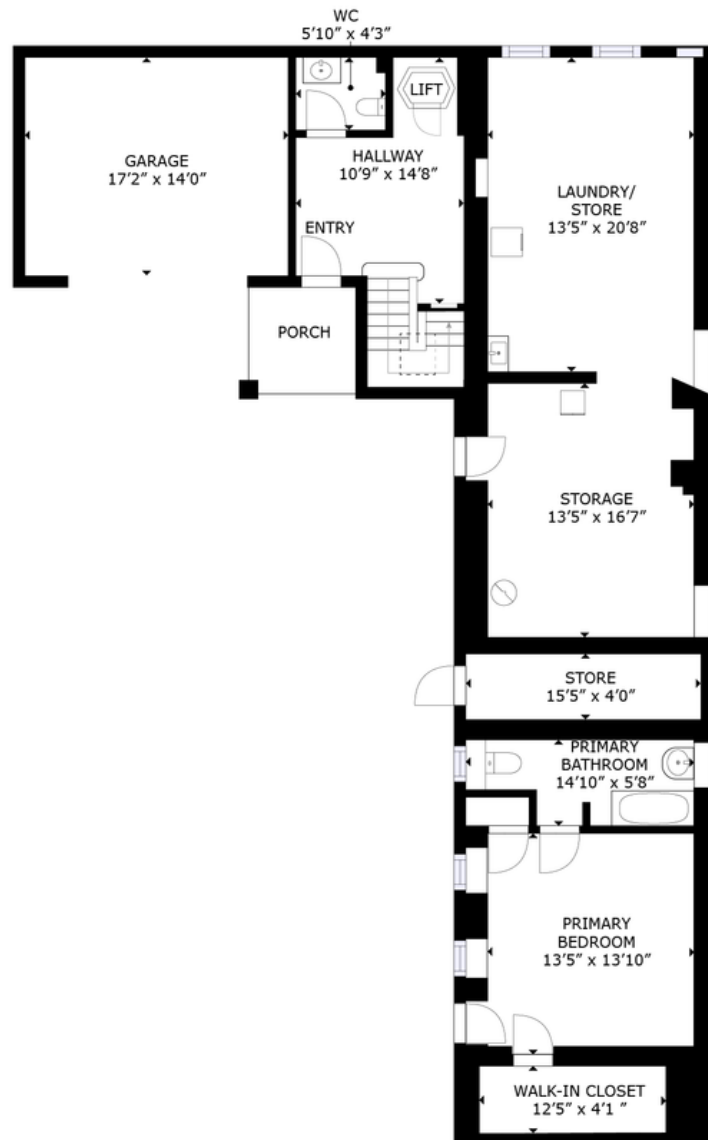












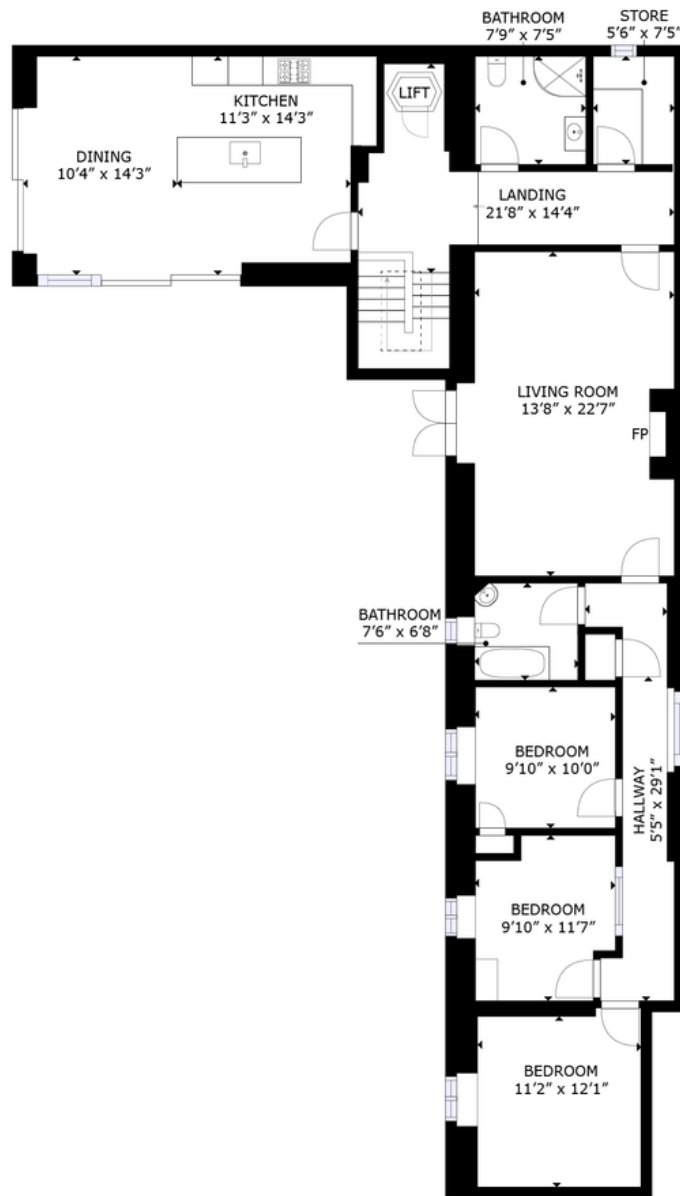
GROSS INTERNAL AREA  
1ST FLOOR: 1,329 sq. ft, 2ND FLOOR: 1,616 sq. ft  
EXCLUDED AREA: GARAGE: 244 sq. ft  
TOTAL: 2,945 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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2ND FLOOR



**Tenure and Possession:** Freehold with vacant possession subject to probate

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** E

**Council Tax:** Band B

**Services:** The White Barn is served by mains water, mains electricity, mains drainage, electric underfloor heating and oil central heating.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Carlisle City Council

**Solicitors:** TBC

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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