



Archway Barn, Main Street, Greysouthen, Cockermouth, CA13 0UL

Guide Price £499,950

PFK

Archway Barn, Main Street

The Property:

Archway Barn is a superb family home providing a highly prized level of flexible living as a spacious three bed barn alongside a cosy one bedroom annexe - perfect for a dependent relative, return to nesters or as an additional income stream from holiday or long term letting. Boasting an exceptional standard of accommodation and being sold with no onward chain, this is bound to be popular.

The accommodation is impeccably presented and typifies a period barn conversion, with hand crafted oak fitted furniture, mahogany windows and doors, and beautiful Lake District green slate kitchen, no expense was spared during the creation of this home, and the result is outstanding.

The accommodation comprises open plan lounge/dining room with double height vaulted ceiling, exposed beams, multifuel stove in sandstone fire place and hand crafted oak storage units, dining space for up to 12 around the table, breakfast kitchen with hand built oak cabinets, Burlington slate counter tops, integral appliances and space for a four person table. Two ensuite large double bedrooms, a third double bedroom with oak fitted wardrobes, sumptuous four piece bathroom with walk in shower and deep freestanding bath.



Archway Barn, Main Street

The property continued....

The annexe comprises an ensuite bedroom, dining kitchen and lounge, all in excellent condition and ready for a new tenant, holiday guest or relative to move straight into.

Externally the property is approached by a shared driveway which leads into a large courtyard area with offroad parking for 6-7 cars, integral large single garage and sandstone raised patio area with mature borders and shrubbery.

Only an internal inspection can truly do justice to this amazing home.

- **Three bed barn conversion with one bed annexe**
- **Fantastic characterful accommodation**
- **Flexible living for extended family or holiday letting**
- **Three en-suite bedrooms**
- **Popular village location**
- **No chain**
- **Tenure: Freehold**
- **Council Tax: Band F**
- **EPC ratings Main House C, Annexe C**





Archway Barn Main Street

Location & directions:

Greysouthen is located between the towns of Cockermouth and Workington, with excellent commuter links to both via the A66. Falling within the catchment of the highly rated Eaglesfield Paddle Academy and Cockermouth secondary schools, the village has an active village hall and regular bus services.

Directions

From the Cockermouth office proceed along the A66 in the direction of Workington. After approximately 2 miles turn left signposted Brigham and follow the road for approximately 1 mile through the village of Broughton Cross, turning left signposted Greysouthen. On entering the village continue straight ahead through Main Street, follow the road and take the left hand turn signposted Eaglesfield, then turn immediately left and the property can be found on the left hand side at the end of the drive.



ACCOMMODATION

Entrance

Accessed via mahogany external door with glazed inserts and side panels. Oak flooring, exposed stone wall details and open access into living/dining room.

Living/Dining Room

44' 4" x 16' 1" (13.52m x 4.90m)

Fantastic light and airy high ceiling room with exposed beams, pendant lighting, brick fireplace with multi fuel stove, hand built oak storage and TV units, oak flooring. Wall mounted lights, space for a 15 person dining table, oak stairs to ground floor.

Kitchen

19' 2" x 10' 4" (5.85m x 3.14m)

Hand built oak kitchen with Burlington green slate counter tops and tiled floor. Twin Belfast sink with mixer tap. Point for gas range. Tiled splash back, integral dishwasher, fridge and freezer.

Bedroom 2

13' 11" x 12' 0" (4.23m x 3.65m)

Rear aspect double bedroom with hand built, oak fitted wardrobe, loft access via hatch and ensuite shower room.

Ensuite Shower Room - Bedroom 2

7' 2" x 6' 0" (2.19m x 1.83m)

Corner shower cubicle with mains powered shower, WC and wash hand basin. Tiled walls and floor, vertical chrome heated towel rail.



GROUND FLOOR

Heading down the oak staircase to the ground floor hallway, built in under stairs storage cupboard and two further storage cupboard Oak doors to all rooms, stone detailing, integral access to garage and external mahogany and glazed door.

Bedroom 1

15' 1" x 15' 1" (4.60m x 4.61m)

Rear aspect double bedroom with exposed oak beams and en-suite shower room.

En-suite Shower Room - Bedroom 1

6' 3" x 6' 8" (1.91m x 2.04m)

Corner shower cubicle with mains powered shower, WC and wash hand basin. Tiled floor, stone door surround detail.

Bedroom 3

10' 0" x 15' 2" (3.05m x 4.63m)

Rear aspect double bedroom with exposed oak beams and hand built oak fitted wardrobes.

Bathroom

10' 11" x 9' 5" (3.32m x 2.86m)

Walk in shower cubicle with mains powered shower, freestanding roll top bath, WC and wash basin. Tiled flooring, partial wood panelled walls.

Utility Room

10' 0" x 5' 3" (3.04m x 1.60m)

Gas combi boiler and pressurised cylinder, wood effect counter top with storage cupboard, stainless steel sink with mixer tap and drainage board. Points for washer and dryer.



DEAN END COTTAGE

A self contained one bedroom annexe.

Bedroom

11' 3" x 10' 10" (3.43m x 3.31m)

Ground floor front aspect double bedroom with en-suite shower room and TV point.



En-suite Shower Room - Annexe Bedroom

4' 6" x 7' 6" (1.37m x 2.29m)

Corner shower cubicle with mains shower, WC and wash hand basin, tiled floor.

Kitchen

10' 8" x 11' 0" (3.25m x 3.35m)

Fitted with a range of base and wall units in a cream shaker style finish and wood effect counter top. Stainless steel sinks with drainage board and mixer tap, counter top mounted gas hob with separate electric oven, plumbing for washer dryer. Tiled splashback, space for two person dining table.

Living Room

10' 9" x 13' 11" (3.27m x 4.25m)

Triple aspect with two Velux skylights and built in under eaves storage.





EXTERNALLY

Garden

A large courtyard style garden with substantial decorative chipped area providing ample parking for 6-7 cars and access to the integral garage, sandstone stairs lead up to a patio seating area with mature planters and shrubbery, with further sandstone stairs giving access to the front door.

Garage

16' 1" x 12' 0" (4.89m x 3.65m)

Mahogany barn style doors give access to a large single garage with parking light and water supplies.

Driveway

7 Parking Spaces







Services

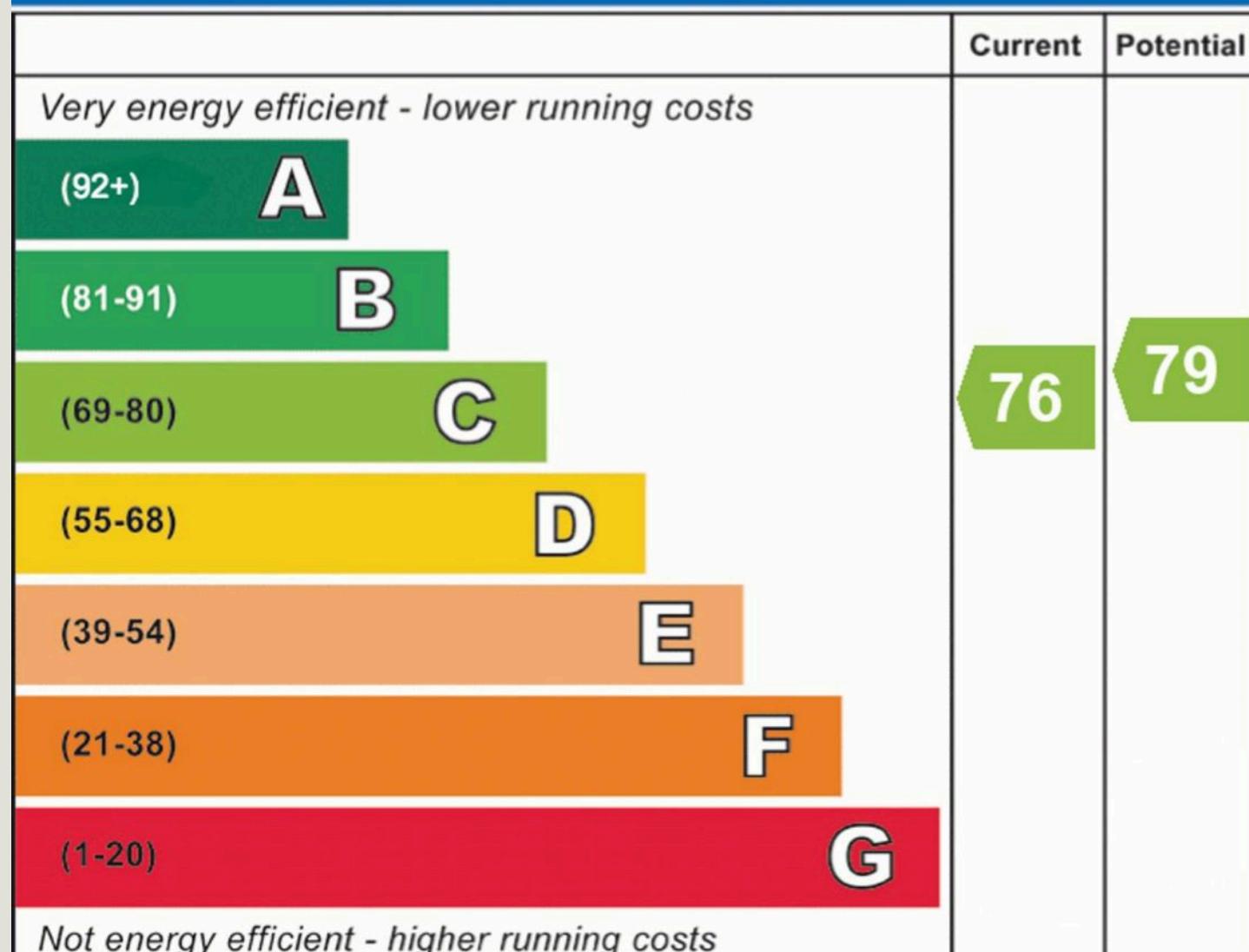
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Please note the grid shows the Energy Efficiency ratings for Archway Barn. The ratings for the Annexe (Dean End Cottage) are 72/79.

Energy Efficiency Rating



England, Scotland & Wales

EU Directive
2002/91/EC





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