



Westgate Barn, Milburn – CA10 1TW

Guide Price £395,000

PFK

Westgate Barn

Milburn, Penrith

Charming Barn Conversion with Spectacular Countryside Views

Converted circa 1990, this handsome and individual barn conversion is perfectly positioned to take in the most breathtaking far-reaching rural views. Offering flexible and well-appointed accommodation throughout, the property beautifully blends charm, comfort, and practicality, creating a home full of warmth and character.

The welcoming entrance hall features stairs to the first floor, an understairs storage cupboard, and doors leading to the main reception areas. The bright and spacious ground floor living area comprises an open-plan dining, living, and sun room—an inviting space with delightful garden and countryside views, complete with direct access to the outdoors. A versatile room, formerly used as a photography dark room, sits nearby, along with a comfortable double bedroom and a ground floor shower room.

The kitchen is fitted with a range of wall and base units and includes an integrated double oven, induction hob with extractor fan, and space for a freestanding dishwasher. A fitted wall-mounted air-flow fan provides both heating and cooling.

Adjacent, the utility room offers further practicality with space for laundry appliances, a freestanding fridge/freezer, handy shelving, and access to the 'dumb waiter' serving the upper floor. An external door leads out to the rear of the property.

- Substantial 3 bed detached barn conversion
- Well-position to take in the rural views
- Generous drive with single detached garage



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The galleried first-floor landing enjoys natural light from a rear-aspect window and leads to a generous dual-aspect living room, two bedrooms, and a further shower room. The living room is a standout feature—an expansive, light-filled space showcasing truly stunning views, enhanced by a Woodwarm wood-burning stove set within a stone fireplace with a rustic beamed lintel, one of the original barn features. The principal bedroom benefits from integrated wardrobes, while the third bedroom makes a perfect single or home office. The stylish shower room completes the accommodation.

Externally, the property enjoys beautifully landscaped gardens incorporating lawns, mature flowerbeds, trees, and shrubs, alongside a kitchen garden with raised beds for homegrown produce. A small pond and well-planned seating areas make this a wonderful space to relax and enjoy the scenery. There is ample driveway parking for up to four vehicles, a single extended detached garage, and a useful outhouse ideal for storage or wood logs. To the rear, an area of hardstanding is accessed via a right of way through a neighbouring property.

Set within a picturesque village location, this distinctive and well-maintained barn conversion offers exceptional views, spacious living, and a sense of rural tranquility—an idyllic home that is certain to captivate.





Westgate Barn

Milburn, Penrith

Milburn is a classic example of a medieval fortified village with the houses arranged around a rectangular green in the centre, arguably one of the most picturesque villages in the Eden Valley. Milburn lies in the popular east Fellside area approximately 13 miles from Penrith.

- Substantial 3 bed detached barn conversion
- Well-position to take in the rural views
- Generous drive with single detached garage
- Attractive gardens including vegetable beds and small pond
- Desirable Pennine village
- Tenure - Freehold
- EPC Rating - TBC
- Council Tax Band - D



ACCOMMODATION

Ground Floor

Entrance Hall

Sunroom / Living / Dining Room

7' 10" x 25' 3" (2.39m x 7.70m)

Kitchen

9' 10" x 13' 9" (2.99m x 4.20m)

Utility Room

8' 0" x 6' 9" (2.43m x 2.05m)

Dark Room

6' 4" x 4' 2" (1.93m x 1.28m)

Bedroom 2

11' 1" x 10' 7" (3.37m x 3.22m)

Shower Room

6' 7" x 6' 10" (2.01m x 2.08m)



ACCOMMODATION

First Floor

Landing

3' 6" x 14' 3" (1.07m x 4.34m)

Living Room

18' 4" x 18' 4" (5.59m x 5.58m)

Bedroom 3 / Office

11' 1" x 7' 1" (3.39m x 2.16m)

Bedroom 1

11' 0" x 10' 3" (3.35m x 3.13m)

Shower Room 2

8' 4" x 6' 9" (2.53m x 2.06m)

EXTERNAL

Landscaped gardens, outhouse and driveway parking for 4 vehicles.

Garage

9' 11" x 23' 2" (3.03m x 7.06m)



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Double Glazed windows throughout. Electric heating fitted. Solar panels which we understand are on a Feed in Tariff. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

Westgate Barn can be located using the postcode CA10 1TW. Alternatively by using What3Words: [///mistaken.seashell.bars](https://www.what3words.com/#!/en/mistaken.seashell.bars)

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- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50







PFK

Approximate total area⁽¹⁾

1648 ft²

153.2 m²

Reduced headroom

11 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft / 1.5 m

Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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