



Gill Beck Barn Upton, Caldbeck, CA7 8EU.

Guide Price £400,000

PFK

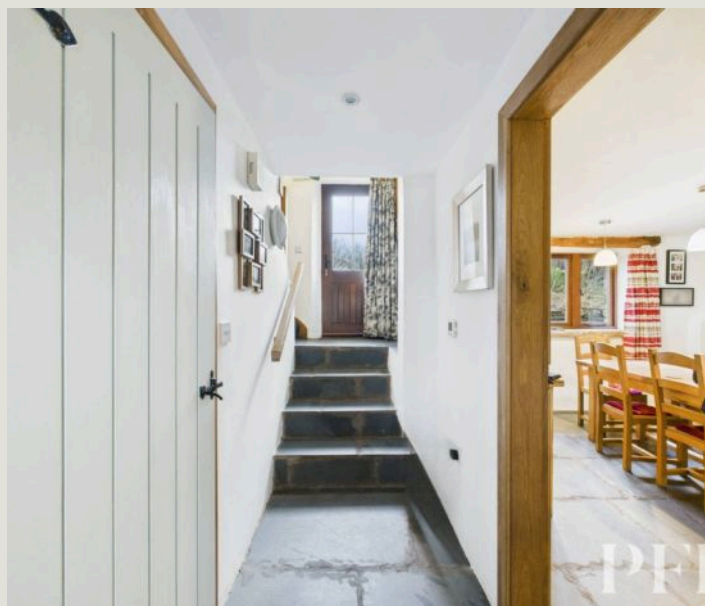


# Gill Beck Barn

Upton, Caldbeck

- Tenure: Freehold
- Land of approx. 2.37 acres
- Council Tax Band: D
- EPC: C

With approximately 2.37 acres of land positioned to the rear of the property, including stables/storage building which is currently used by the owners for their horses, this beautifully presented two bedroom barn conversion blends rustic charm with contemporary living, boasting an array of features throughout. The layout comprises two good sized bedrooms, a modern bathroom and two reception rooms. The reception rooms and bedrooms are split equally on the ground and first floor and the living area to the first floor enjoys a vaulted ceilings with exposed wooden beams, creating a sense of light and space. The elegant wooden and stone flooring add to the feel of the home and the open plan kitchen and dining area is thoughtfully designed, featuring modern kitchen units, appliances and ample counter space. An exposed stone archway adds character and a striking visual element, connecting the kitchen and dining spaces seamlessly.







Further enhancing the appeal of this property are a host of additional features designed for comfort and practicality. The modern bathroom is fitted with modern fixtures, including a walk in shower, heated towel rail and a skylight. The cosy home office which is an alternative second bedroom benefits from an exposed beam, making it perfect for remote working, creative projects or to use as guest suite. Throughout the home, details such as hardwood and slate flooring, exposed beams and stone walls combine to create a unique blend of traditional character and modern style. Practical storage solutions, such as a built-in wardrobe to the first floor bedroom, ensure that the space remains functional. A wood burning stove in the main living area offers a warm and inviting focal point, perfect for relaxing evenings.

This charming barn conversion is the ideal retreat for those seeking a harmonious balance of comfort, style, and distinctive architectural features with the added bonus of the land.

PLEASE NOTE: The property is subject to a local occupancy clause & the occupations of the dwelling house shall be limited to the following persons:

- A person employed, about to be employed, or last employed in the locality: or
- A person who has, for the period of three years immediately preceding his occupation, had his only or principal residence in the locality.

'locality' shall mean the administrative county of Cumbria and the expression 'person' shall include the dependants of a person residing with him or her or the widow or widower of such a person.





## Accommodation

### Ground Floor

#### Hallway

4' 0" x 8' 3" (1.21m x 2.52m)

#### WC

2' 9" x 6' 10" (0.84m x 2.08m)

#### Dining room

12' 8" x 14' 2" (3.87m x 4.32m)

#### Kitchen

11' 1" x 12' 10" (3.39m x 3.90m)

### First Floor

#### Half Landing

#### Landing

8' 4" x 3' 4" (2.53m x 1.01m)

#### Living Room

20' 7" x 14' 1" (6.28m x 4.29m)

#### Bathroom

7' 9" x 7' 9" (2.36m x 2.37m)

#### Bedroom 1

10' 5" x 10' 0" (3.17m x 3.06m)

#### Staircase off the landing to:

#### Ground Floor Bedroom 2 or Office

10' 3" x 13' 5" (3.12m x 4.09m)







## Outside

**Drive through:** 8' 0" x 16' 6" (2.43m x 5.03m)

## Rear Garden:

Situated to the rear of the property with terraced garden and patio whilst providing access to the land.

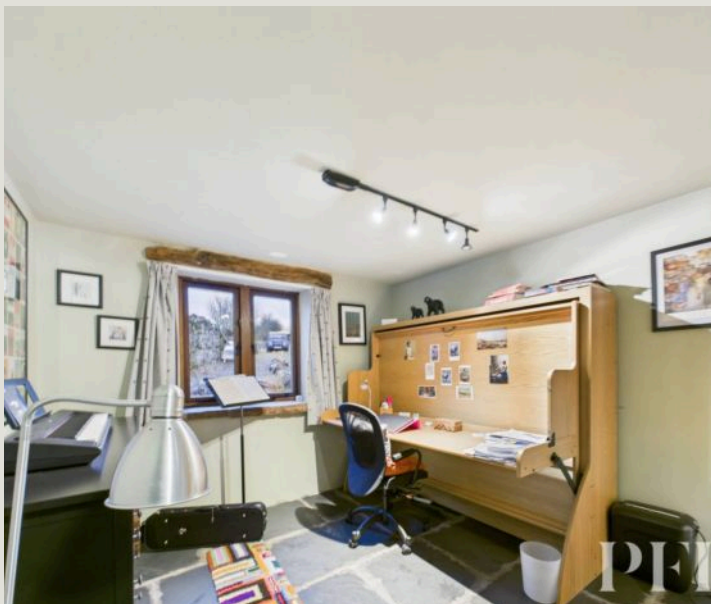
## Land:

To the rear of the property lies approximately 2.37 acres of land, complete with stables/storage building. Currently used by the owners for equestrian purposes, the land offers a versatile and private outdoor space, ideal for those with horses or a countryside lifestyle in mind.

## ADDITIONAL INFORMATION

## Directions

Gill Beck Barn can be located with the postcode CA7 8EU, however we would highly recommend you using What3Words to get to the property and this is W3W location for parking: [///magnets.mainframe.diet](https://www.what3words.com/#!/en/magnets.mainframe.diet) and this is W3W location for the house: [///struts.parked.modules](https://www.what3words.com/#!/en/struts.parked.modules)









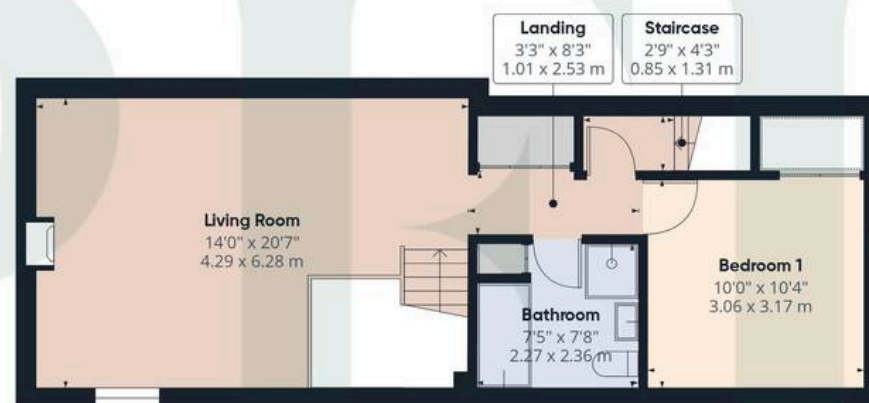


Floor 0

Approximate total area<sup>(1)</sup>

1138 ft<sup>2</sup>

105.7 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360



**Services:** Mains electricity, water and drainage. 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.

**Referrals & Other Payments:** PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- 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 Estate Agents

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