



**Twain Side Barn, Eaglesfield, Cockermouth, CA13 0SF**

Guide Price £275,000

**PFK**

# Twain Side Barn

## The Property:

Tucked away in the charming and well regarded village of Eaglesfield, just outside Cockermouth, this beautifully converted three bedroom Grade II listed barn combines cosy character with an enviable lifestyle location.

Perfectly placed for enjoying the best of both town and country, the property is within easy reach of Cockermouth town centre, offering a range of independent shops, cafés and amenities, while also being well positioned for highly regarded local schools. For those drawn to the outdoors, the stunning landscapes of Lorton valley, Buttermere and the wider Lake District National Park are all close at hand.

The accommodation is warm, welcoming and full of character, offering flexibility well suited to couples, families or those looking to relocate to the area. The ground floor boasts a country style dining kitchen, cosy lounge with a wood burning stove and access to the gardens, while a ground floor WC adds practicality. To the first floor, there are three bedrooms alongside a family bathroom,

Outside, the property offers a useful adjoining stone outhouse, providing excellent outdoor storage. Steps lead up to a lovely lawned garden which backs onto open fields, creating a peaceful outlook and a real sense of rural charm. The property also benefits from one owned parking space to the side.



## Twain Side Barn

The property continued.....

With its attractive setting, open outlook and abundance of character, this delightful barn conversion offers a rare opportunity in a popular village location. Equally suited as a permanent home, a family property or a relocation purchase, it also enjoys convenient access to major employment centres, making it ideal for commuters seeking a countryside lifestyle without compromise.

- **Characterful 3 bed Grade II listed barn conversion**
- **Sought after village location just outside Cockermouth**
- **Stone outhouse providing excellent external storage**
- **Lawned garden backing onto open fields**
- **One owned parking space**
- **EPC rating TBC**
- **Council Tax: Band C**
- **Tenure: Freehold**





## Twain Side Barn

### Location & directions:

Eaglesfield is a popular and welcoming village, perfectly positioned just a short drive from Cockermouth, where a wide range of shops, cafés, restaurants and everyday amenities can be found. The area is well served by highly regarded schools and offers excellent access to some of the Lake District's most celebrated locations, including Lorton valley, Buttermere and the surrounding fells.

### Directions

The property can be located using either CA13 0SF or W3W///adverbs.signature.slurs



## ACCOMMODATION

### Dining Kitchen

12' 4" x 11' 3" (3.77m x 3.42m)

Approached via traditional entrance door. The kitchen is spacious and able to accommodate a dining table comfortably. The kitchen itself is fitted with a range of matching wooden wall and base units with complementary worksurfacing incorporating a stainless steel sink and drainer. Space for range style cooker and fridge/freezer, plumbed for a washing machine. Wall mounted gas boiler, tiled splashbacks and flooring. Window to side.

### Hallway

5' 10" x 11' 4" (1.78m x 3.45m)

Spacious hallway with stairs to first floor, tiled flooring, door leading to a WC and opening into the lounge.

### Lounge

12' 10" x 14' 9" (3.92m x 4.50m)

Cosy yet spacious reception room with exposed ceiling timbers, attractive wood burning stove with solid wood mantel. Fully glazed UPVC door leading to the property's garden. Tiled flooring.

### WC

6' 11" x 3' 3" (2.11m x 0.98m)

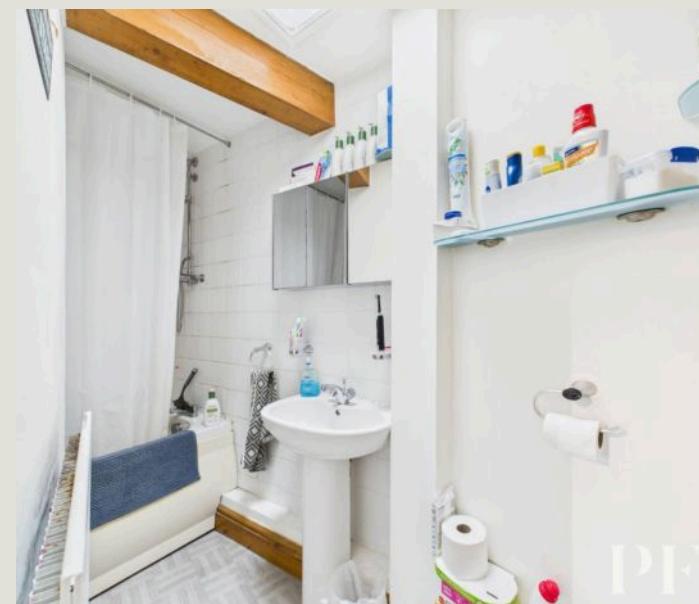
Fitted with close coupled WC and wash hand basin.

### FIRST FLOOR LANDING

#### Bedroom 1

8' 9" x 13' 3" (2.67m x 4.04m)

Large principal bedroom with window to front and radiator.



### Bedroom 2

12' 4" x 6' 9" (3.76m x 2.07m)

Window to front, radiator.

### Bedroom 3

12' 8" x 7' 4" (3.86m x 2.24m)

Window to rear and radiator.

### Bathroom

10' 6" x 3' 1" (3.21m x 0.95m)

Fitted with 3 piece suite comprising close coupled WC, wash hand basin and panelled bath with shower over. Rooflight, exposed ceiling timber and radiator.





## EXTERNALLY

### Garden

Accessed directly from the lounge, the gardens include a characterful stone outhouse adjoining the property, with steps leading up to a delightful lawned garden that backs onto open countryside, creating a wonderfully peaceful outdoor space.

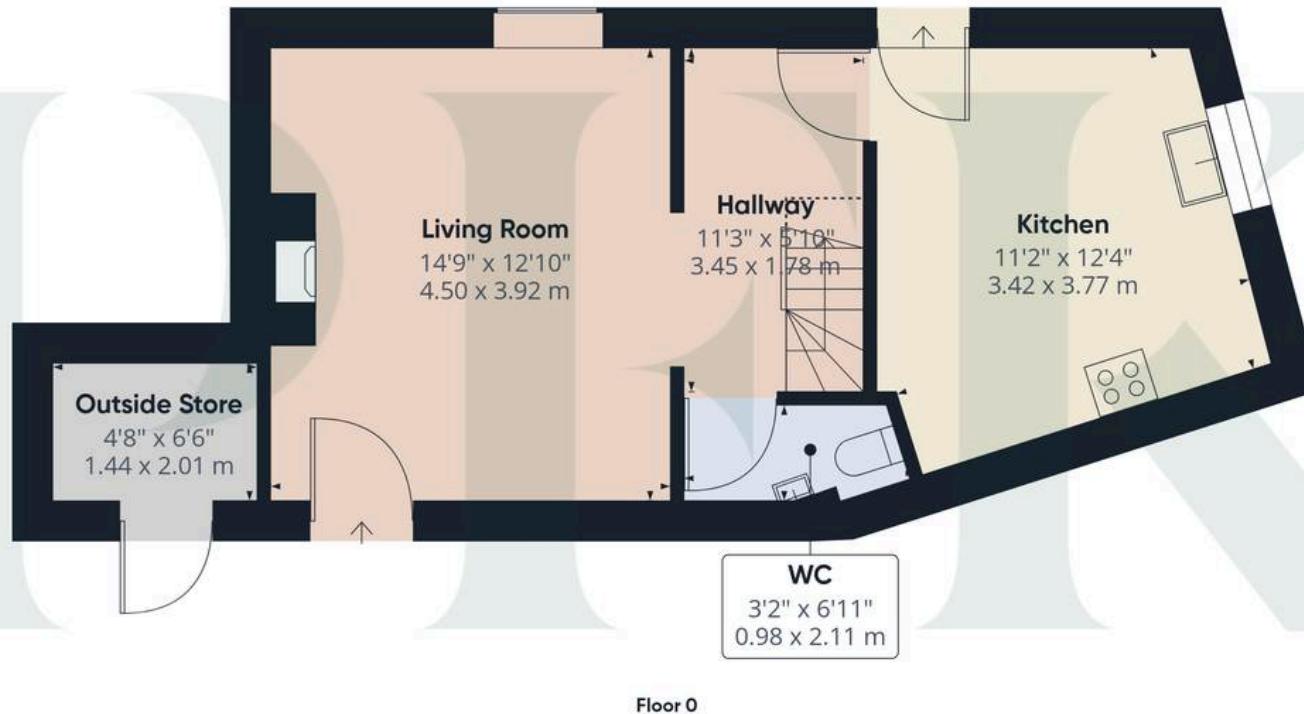
### ALLOCATED PARKING

#### 1 Parking Space

The property benefits from one owned parking space to the side.



PFI



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

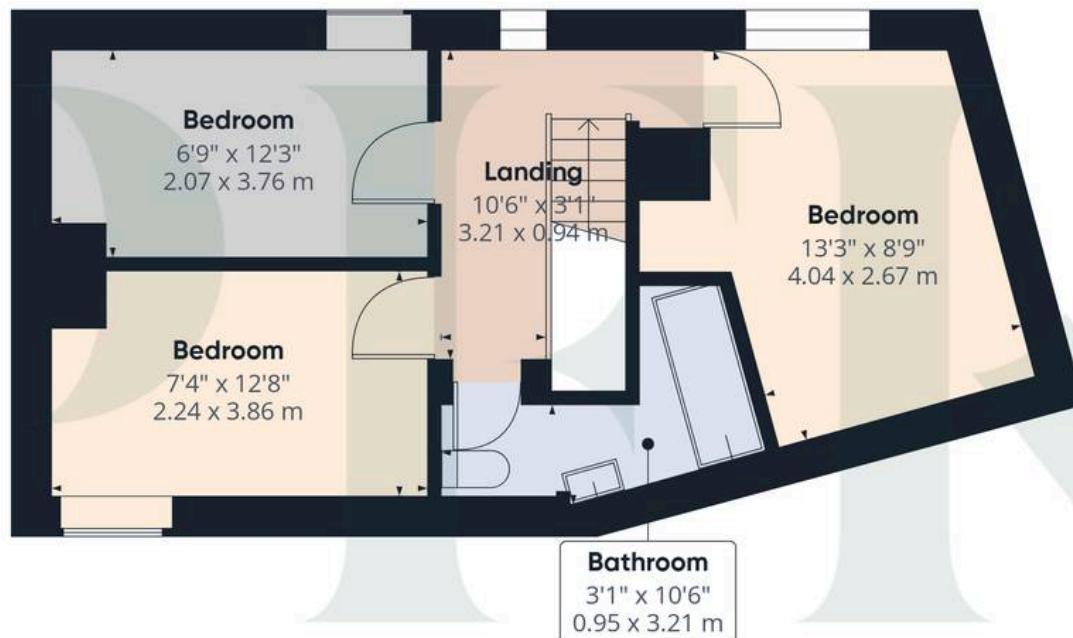
830 ft<sup>2</sup>

77.2 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.8 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas central heating, with underfloor heating on ground floor and radiators on first floor. Double glazing installed throughout. 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.

### Referral Fee Disclosure

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## PFK Estate Agency Cockermouth

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