



| Kirkbampton | Carlisle | CA5 6JB

Guide Price £329,000



**david britton**  
ESTATES

## Key features

- Attached converted barn
- Desirable village location
- Original features which have been lovingly restored
- Well presented throughout
- Spacious accommodation
- Large living room
- Dining room
- Study/Bedroom Four
- Wet room which benefits from having a sauna
- Kitchen

## Description

Found in the heart of the pretty village of Kirkbampton close to the Solway Coast is this Stunning attached converted barn. Extremely spacious rooms throughout with many original features and exposed beams which have been all lovingly restored. This character full property would make the perfect family home, it's found in immaculate condition throughout and is ready to move straight into.

Internally the accommodation on the ground floor comprises of an entrance hallway, a large living room, dining room, study/bedroom four, wet room with sauna and a beautifully presented kitchen, on the first floor there are three double bedrooms one with an en-suite shower room and a family bathroom.

Externally the property benefits from having parking for two vehicles at the rear with a detached garage and a small allotment behind. At the front of the property there is a private attractive low-maintenance garden mainly laid to patio with surrounding shrubs, a perfect place to enjoy alfresco dining in the sunshine.

The village of Kirkbampton is extremely popular, sitting approximately 4 miles away from Carlisle and has easy access to the Solway Coast. The village has a great primary school and thriving village hall and is close to a neighbouring village which boasts an award winning pub.

**\*\*Viewing strictly by appointment only \*\***

## Directions

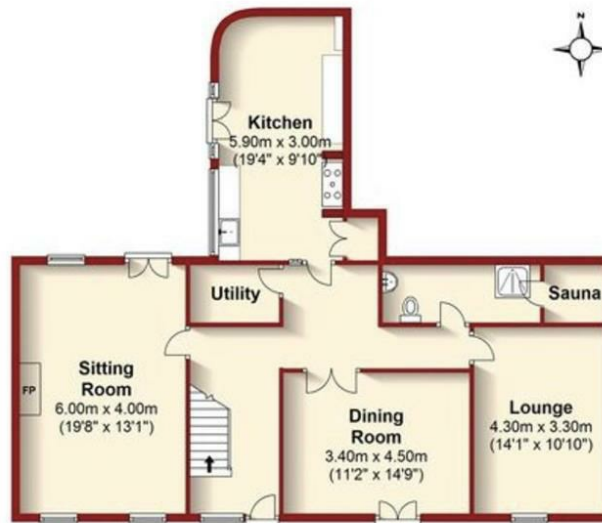




# Floor plans

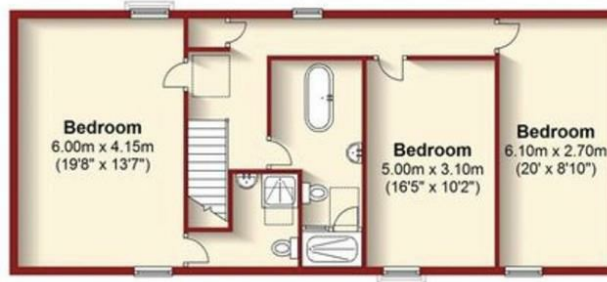
## Ground Floor

Approx. 108.9 sq. metres (1172.0 sq. feet)



## First Floor

Approx. 86.8 sq. metres (934.0 sq. feet)



Total area: approx. 195.7 sq. metres (2106.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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