



FFARNES BARN, CARTMEL, GRANGE-OVER-SANDS, CUMBRIA, LA11 7NR
£750,000

MILNE MOSER
SALES + LETTINGS

- No Onward Chain
- Double Glazed
- PV Solar Panels, Battery Storage and LPG Heating
- Sauna
- Neutral Decor throughout
- Balcony from Sitting Room
- Desirable Location
- Extensive Plot Including Paddock, Orchard and Tennis Court



4



3



2



DOUBLE
GARAGE &
PARKING

OVERVIEW

From first impressions, this semi-detached bank barn conversion looks modest, however looks can be deceiving as the accommodation on offer is generous in every aspect, the views from the windows fantastic and the plot can only be appreciated on viewing. Converted approximately 40 years ago, the property retains character beams, high vaulted ceilings and thick set walls - some of which are 2ft thick. The layout is over two floors, on the entry level are three bedrooms plus a beautifully appointed bathroom. The upper level has access to the garden through a boot room and there is an impressive sitting room, dining room with gallery above and a relaxing garden room. The kitchen has been updated in recent years and there is a master bedroom ensuite. The plot is perfect for buyers who enjoy outdoor life with space for play, recreation and produce. There is a double garage, BBQ/grill cabin and even a tennis court.

LOCATION

Approximately a mile from Cartmel Village centre, the property boasts a great location for Michelin Star restaurants, traditional pubs, historic Cartmel Priory and the famous Sticky Toffee Pudding Shop. There are both primary and secondary schools and a GP surgery in the village. Cartmel Racecourse hosts a number of events through the year making it a popular destination for both locals and visitors and the grand Holker Hall and Gardens is close by. Cark in Cartmel Railway Station is also about a mile away with links to Manchester Airport, Barrow in Furness and Lancaster.





ACCOMMODATION

From the gravelled parking area, a traditional part glazed door leads into the lower hallway. Two electric car charging points are at the front. Once in the hallway, the height and scale of the house begins to be apparent. Modern oak doors and high ceilings elevate the space and stairs lead to the upper floor. A sauna has been cleverly fitted beneath the stairs. All three bedrooms on this level are doubles, with the two at the front having lovely views towards fields. The fully tiled bathroom has a high end finish, double ended bath and large shower enclosure with rainfall shower head. The adjoining cloakroom/wc houses the solar battery storage and inverter.

The first floor continues to impress. The split landing and stairs lead to a boot room at the rear, a great space for muddy coats and shoes and having access to the garden. Continuing up the stairs onto the landing, large exposed beams remind you of the origins of the building and there are oak doors to each room. Moving into the sitting room, a generous space with vaulted ceiling and French doors to the balcony. From here there are views over the garden towards trees - a lovely place for a morning cup of tea or evening glass of wine. A hearty woodburner keeps the space cosy. Across the landing, the dining room connects to a lovely garden room and has a spiral staircase to a gallery above, perfect as a home office. The garden room has a relaxing feel with vista over the garden from the French doors and a part glazed ceiling. Facing the front and side aspect, the kitchen is ideal for everyday dining and has a breakfast bar, contemporary white gloss handleless units and Corian style worktops. Corner induction hob with hood above, an undercounter double oven and grill and plumbing for a washing machine and dishwasher. Wall mounted Ideal boiler and retained character beams. The master bedroom also faces the front with views over fields - the adjoining ensuite has a double end bath, bidet and WC and two hand basins.

The outdoor space on offer does not disappoint. At the front is a gravelled parking and turning space - the LPG tank is beneath the drive, marked by plant pots. Two electric car charging points and access for vehicles under the arch/tunnel to the rear. The rear and side garden are lawned and enclosed making them perfect for pets and children. The plot continues at an angle at the rear into a gently sloping paddock and up to the tennis court.

A BBQ/grill cabin has been constructed and will remain and there is a fenced orchard area. With trees to one side and fields at the rear, this additional outdoor space a real bonus. The driveway wraps around the garden and leads down to a double garage block which has power and light connected.

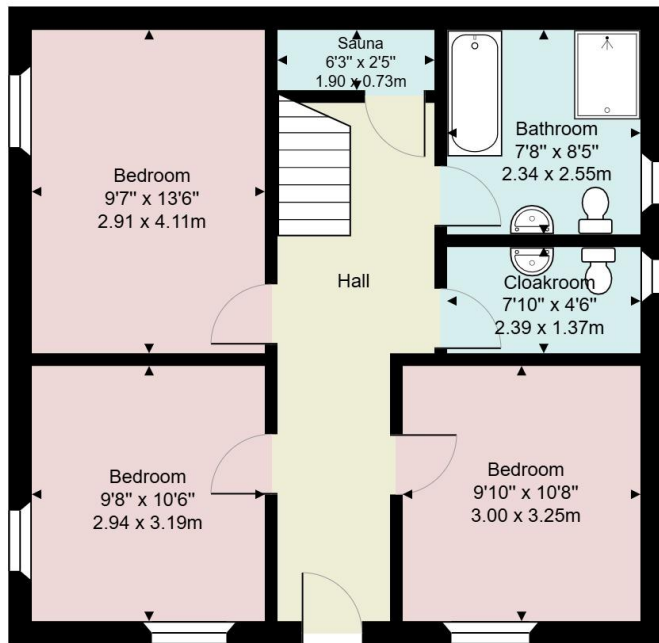
DIMENSIONS

Sitting Room 17' 9" x 14' 10" (5.41m x 4.51m)
Dining Room 10' 2" x 14' 9" (3.11m x 4.49m)
Garden Room 10' 2" x 10' 10" (3.11m x 3.31m)
Kitchen 15' 2" x 11' 0" (4.62m x 3.35m) max
Bedroom 12' 3" x 11' 1" (3.75m x 3.37m)
Ensuite 6' 4" x 7' 7" (1.94m x 2.43m)
Boot Room 10' 0" x 8' 0" (3.05m x 2.43m)
-
Bedroom 9' 7" x 13' 6" (2.91m x 4.11m)
Bedroom 9' 8" x 10' 6" (2.94m x 3.19m)
Bedroom 9' 10" x 10' 8" (3.00m x 3.25m)
Bathroom 7' 8" x 8' 5" (2.34m x 2.55m)
Cloakroom 7' 10" x 4' 6" (2.39m x 1.37m)
Sauna 6' 3" x 2' 5" (1.90m x 0.73m)
-
2 x Garages 9' 0" x 18' 1" (2.74m x 5.51m)

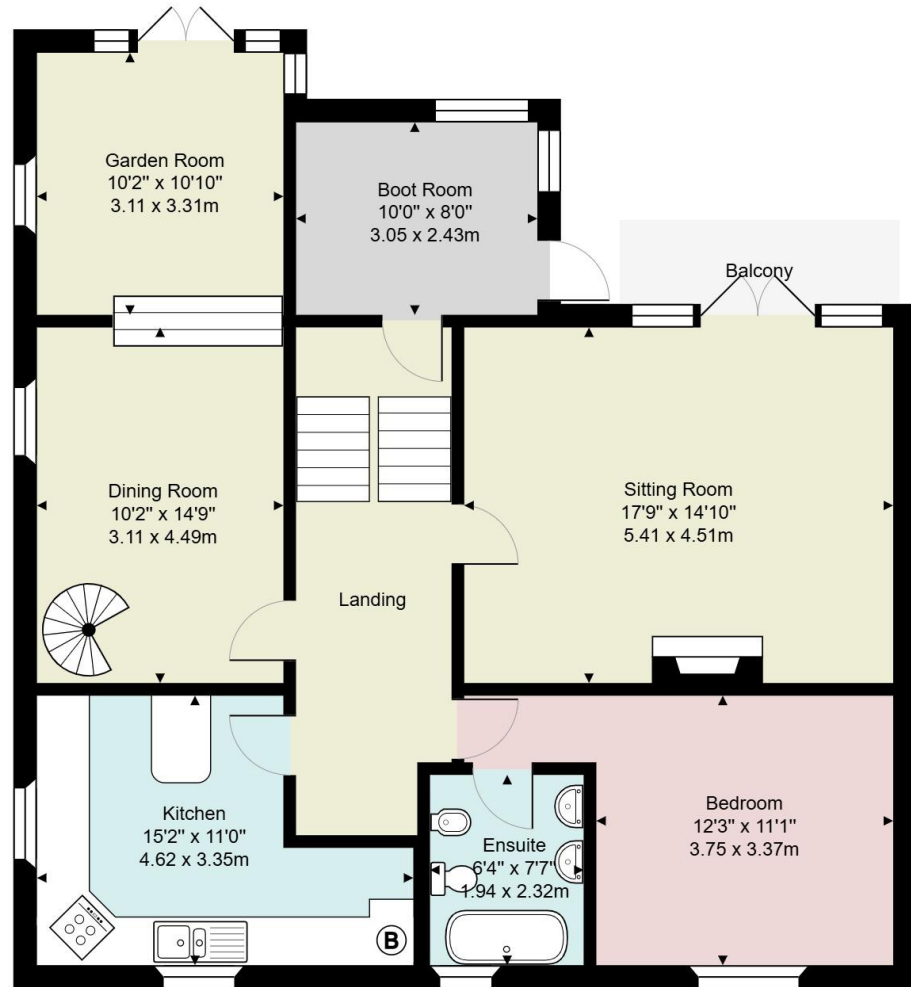








Ground Floor



Upper Ground Floor

Approx. Total Area: 1758 ft² ... 163.3 m² (excluding balcony)

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

ESSENTIAL INFORMATION

Services: Mains Water and Electric. LPG Heating and hot water - the tank is located below the front parking area. PV Solar Panels and battery storage. Private drainage via Waste Treatment Works, shared with the adjoining property.

Tenure: Freehold. The tunnel/archway forms part of the title of Ffarnes Barn with the neighbouring property having a right of access to their garage and parking at the rear. There is no flying freehold.

Council Tax Band: F

EPC Grading: D

DIRECTIONS

From the centre of Cartmel proceed towards Cartmel Priory High School following signs towards Cark in Cartmel. Ffarnes Barn is located approx. 1 mile from the centre of Cartmel and is located on the left hand side. Parking is immediately to the left outside the property.

[what3words///lock.modifies.deeds](#)

To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.