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SWALLOW BARN, PLUMPTON, CA11 9NP

GUIDE PRICE £190,000

DUE TO UNFORESEEN CIRCUMSTANCES SWALLOW BARN is UNEXPECTEDLY BACK ON THE MARKET this single storey BARN CONVERSION enjoys wonderful views across open countryside. Handy for both Penrith, Carlisle and Junction 41. LOOKING FOR A QUICK SALE. NO ONWARD CHAIN.

- Very Well Presented
- Barn Conversion
- Two Bedrooms
- Council Tax Band B
- EPC Rating F

The Property Ombudsman

Directions
From the centre of Penrith, head north on the A6 and drive to Stoneybeck roundabout. Take the 3rd exit and continue north on the A6 for 1 mile. Balmers Farm is a courtyard setting on the left. Drive into the courtyard and Swallows Barn is to the right.

Kitchen/Breakfast Room
w: 13' 4" x l: 16' 8"
4.06m x 5.08m A range of modern wall and base units with granite effect laminate worksurfaces, tiled splashbacks and a single bowl stainless steel sink with drainer and mixer tap. Range style cooker with cooker hood above. American style fridge/freezer, integrated dishwasher, radiator, exposed beams and purlins. UPVC double glazed window and door to the rear garden and oak doors to ;

Sitting Room
w: 11' 11" x l: 14' 5"
3.63m x 4.4m Exposed beams to ceiling, two radiators and feature fireplace with stone hearth, tiled back and a wood surround. Oak door to bedroom 2 and UPVC double glazed patio door leads to the conservatory.

Conservatory
w: 6' 2" x l: 12' 3"
1.88m x 3.73m Wood framed construction with double glazed windows and door.

Bedroom 1
w: 13' 2" x l: 13' 4"
4.01m x 4.06m Exposed beam to ceiling, radiator and UPVC double glazed windows providing views over the garden to the open countryside. TV and telephone point.

Bedroom 2
w: 8' 2" x l: 12' 4"
2.5m x 3.76m Exposed beams to ceiling, radiator and UPVC double glazed window overlooking the courtyard.

Utility
Wall mounted Worcester LPG condensing boiler (Fitted June 2022) providing domestic hot water and central heating. Plumbing for washing machine and oak door to bathroom.

Bathroom/WC
w: 5' 10" x l: 9' 9"
1.78m x 2.97m Three piece suite comprising of electric shower/screen over panelled bath, low level WC and wash hand basin over vanity unit. Exposed beams to ceiling, part tiled walls, radiator, heated towel rail and extractor fan.

Outside
There is parking to the front for 2 vehicles. To the rear is a patio area with panoramic views over open countryside there is an outside tap and electric socket. The shed has light and power and gates to the side lead out to the road making this idea for a caravan or campervan.

Viewings
Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750

Services
Mains water and electricity. Drainage to septic tank. Hive control for the heating system.

Tenure
We understand that the tenure of the property is freehold but the title deeds have not been examined.

Local Area
The village of Plumpton provides an infant & primary school, and a garden centre. A good range of local amenities can be found in the market town of Penrith 3.5 miles away.

Agents Note
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract

A comprehensive Material Information summary is available upon request.













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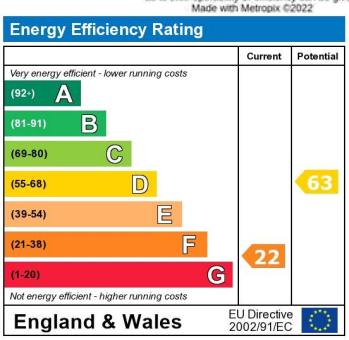
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GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.