



Ravenbeck Barn

£385,000

Ravenbeck Barn, Park Head, Kirkoswald, Cumbria, CA10 1JQ

Welcome to this exceptional barn conversion, offering upside-down living in the picturesque hamlet of Park Head near Kirkoswald. The home is perfectly positioned to take advantage of the breathtaking views that stretch across the countryside, providing a serene backdrop to everyday life. Additionally, there is a driveway for ample parking, garage with the added benefit of no onward chain.

The kitchen/ dining room is where countryside meets contemporary flair, boasting stone-coloured worktops perfectly complemented by pale blue wall and base units, creating a warm and welcoming atmosphere for culinary adventures and family gatherings alike. Comprising of, integrated 4 ring electric hob, oven and extractor with a availability for a free-standing fridge/ freezer and integrated dishwasher. Stainless steel sink with hot and cold taps. Double glazed window to side and rear aspect, flooding the space with natural light. Part tiled with solid oak flooring. The dining area is a haven of natural light, featuring 2 double glazed windows that frame picturesque views of the private courtyard and rolling countryside in the distance. Imagine enjoying your morning coffee bathed in sunlight or hosting intimate dinners with friends as the sun sets, casting a golden glow through the windows. The seamless transition from indoor to outdoor living is effortlessly achieved with door access leading directly onto the courtyard.

Quick Overview

3 Bedroom barn conversion

Kitchen/ dining room

Spacious living room & log burner

Countryside location

Stunning views

No onward chain

Idyllic village location

Gardens

Driveway and garage

Ultrafast Broadband



3



2



2



C



Ultrafast
Available



Driveway
& Garage

Property Reference: P0481



Kitchen



Kitchen/Dining Room



Dining Room



Living Room

Bedroom 2 is a good-sized double bedroom with double glazed window to front aspect. Carpet flooring. Bedroom 3 is a single bedroom with fitted wardrobes and fitted bed, that could easily be utilised as a home office. Double glazed window to rear aspect, with views of the rolling countryside. Carpet flooring. Three-piece family bathroom with waterfall shower over bath, WC, basin with hot and cold taps and heated towel rail. Double glazed window to side aspect. Solid oak flooring.

Venture upstairs to find the living room and Bedroom 1. Experience the allure of the living room for yourself, where high ceilings create an airy and open atmosphere. A charming wood burner with a sandstone hearth that provides a warm and inviting focal point. The living room is beautifully illuminated by an abundance of natural light, with 2 windows to front aspect and 2 windows to the rear aspect, offering stunning views of the surrounding countryside and Pennines,

Bedroom 1, a truly impressive and spacious double bedroom that promises both comfort and style, featuring fitted wardrobes. The room is bathed in natural light, thanks to 2 double glazed windows that frame stunning views of the picturesque countryside. Carpeted flooring adds an extra layer of warmth and comfort, making this bedroom a cosy retreat where you can unwind and recharge. For added convenience, the three piece En-suite features, a shower, WC, basin with hot and cold taps and heated towel rail. Double glazed window to front aspect.

Outside, the front and side garden is a delightful blend of nature and structure, bordered by a classic railing and mature fir trees. Lush grass is complemented by a variety of shrubs and trees. The driveway provides ample parking space, accessed via a Right of Way over the neighbour's driveway. Adding to the property's appeal is a single garage, offering ample storage space for all your needs. Note. This home features a flying freehold. The rear courtyard is a true sanctuary, perfect for enjoying al fresco dining or simply unwinding with a good book. Complete with chipped stones, shrubbery and trees of various sized, enclosed by a charming stone wall, railing and bush boundary.

For those who love the great outdoors, the areas close proximity to the coast-to-coast cycle route makes it an ideal location for outdoor enthusiasts and those who appreciate the beauty of nature. The charming village of Kirkoswald is approximately 1 mile away and renowned for its welcoming community and excellent local amenities.

Accommodation with approx. dimensions

Ground Floor

Hall

Kitchen 9' 9" x 7' 7" (2.97m x 2.31m)

Dining Room 16' 6" x 7' 6" (5.03m x 2.29m)

Bedroom Two 12' 5" x 8' 4" (3.78m x 2.54m)

Bedroom Three 9' 9" x 7' 1" (2.97m x 2.16m)

Bathroom

First floor

Living Room 18' 9" x 16' 7" (5.72m x 5.05m)

Bedroom One 13' 10" x 12' 5" (4.22m x 3.78m)

En-suite

Outside

Garage 17' 0" x 15' 6" (5.18m x 4.72m)



Living Room



Living Room



Living Room



Bedroom One



Bedroom Two



Bathroom

Tenure

Freehold

Council Tax

Band C
Westmorland and Furness Council

Services & Utilities

Mains electricity, mains water and LPG gas

Septic Tank

We are advised the septic tank is shared between 3 properties and located in the garden of the next property. The soakaway goes into the next door garden. We are advised this is due to be emptied in Autumn 2025

Energy Performance Certificate

Band F The full Energy Performance Certificate is available on our website and also at any of our offices

Broadband Speed

Ultrafast available

Right of Way

We are advised there is a Right of Way over entrance driveway to access Ravenbeck barn and Right of Way from back gate to road

Flying Freehold

The garage is under the first floor of the neighbouring property

Agents Notes

We are advised the costs for the driveway & LPG tank area are shared

Directions

From Kirkoswald, head south-west on B6413, turning left to stay on B6413. Continue straight. At the bend turn left and first left. Follow the road and the property will be on the right hand side

What3words Location

///listings.imparts.guesswork

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£385,000

Anti Money Laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat)



Bedroom Three



Rear Aspect



Garden



Garden

Meet the Team

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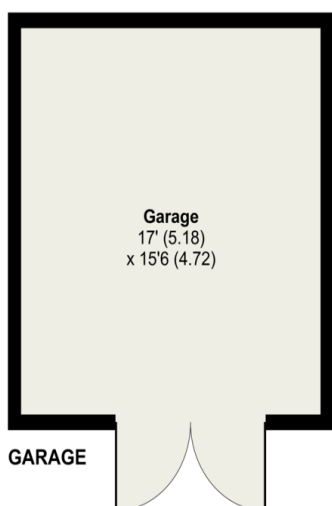
Ravenbeck Barn, Renwick, Penrith, CA10 1JQ

Approximate Area = 1132 sq ft / 105.1 sq m

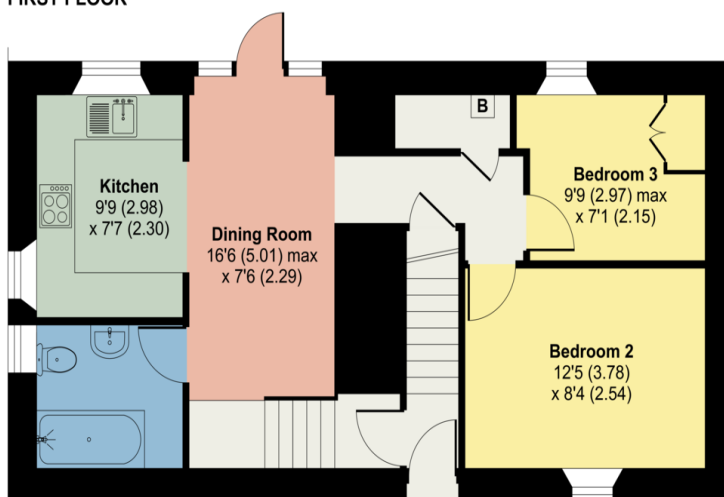
Garage = 263 sq ft / 24.4 sq m

Total = 1395 sq ft / 129.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1349747

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