



Rowan Barn , Torpenhow CA7 1JD

Barn Conversion

 **GRISDALES**
PROPERTY SERVICES

£395,000



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Key Highlights

- Stunning barn conversion full of character, charm, and exposed beams
- Striking vaulted ceiling in one bedroom adding light and drama
- Cosy lounge with multi-fuel stove plus separate study/2nd reception room
- Far-reaching countryside vistas towards the Scottish fells. Spectacular sunsets!
- Sought-after village location with strong community and excellent access to Cockermouth, the Lake District, coast, and Carlisle
- Three spacious double bedrooms, including one with en-suite
- Superb dining kitchen flowing into a practical utility area
- Beautiful cottage-style garden which frames the magnificent views
- Gravelled driveway providing parking for two cars
- NO ONWARD CHAIN

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Rowan Barn , Torpenhow





Welcome to Torpenhow, Wigton

AN UTTERLY ENCHANTING AND CHARACTER-RICH BARN CONVERSION

This beautifully maintained home offers an exceptional blend of rustic charm, modern comfort, and truly breathtaking surroundings.

From the moment you step inside, the property reveals a wealth of personality through its exposed beams, quirky yet practical layout, and thoughtfully updated interiors, all combining to create a warm and inviting atmosphere. The generous accommodation, including three double bedrooms, versatile living spaces, and a superb dining kitchen, has been designed with both comfort and ease of living in mind, making it perfectly suited to a range of lifestyles.

Outside, the magic continues with a delightful cottage-style garden and far-reaching views across open countryside towards the distant Scottish fells, where spectacular sunsets provide a daily backdrop. Positioned well within a welcoming and well-connected village, this is a rare opportunity to enjoy the best of peaceful rural living without sacrificing convenience—an ideal home for those seeking something truly special, effortlessly liveable, and full of charm at every turn.

NO ONWARD CHAIN

Rowan Barn , Torpenhow

Floorplan



Rowan Barn, Torpenhow, Wigton, CA7

Approximate Area = 1939 sq ft / 180.1 sq m

Limited Use Area(s) = 140 sq ft / 13 sq m

Total = 2079 sq ft / 193.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Grisdale. REF: 1469905

Total Floor Area:
1939.00 sq ft

OWNERS COMMENTS

In the owners words "We lived in Torpenhow for many years with our children and what impressed us was the lovely village community and the quietness. There are great walks nearby with easy access to the Lake District as well as the coast. We enjoyed the views over the Solway and Criffel, especially the amazing sunsets which you can see from the kitchen window. A 30 minute commute to Carlisle makes it a great hideaway!"

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from oil central heating, electric, water and drainage services.

DIRECTIONS

W3W:// ///grumbles.obstruction.repelled

AN ABUNDANCE OF CHARACTER AND CHARM

This home is an absolute delight, brimming with character, warmth, and undeniable charm. It combines beautifully preserved features—exposed beams, quirky room shapes, and a wonderful sense of individuality—with thoughtful modern updates carried out in recent years.

The spacious layout offers three generous double bedrooms, including a stunning vaulted bedroom and a well-appointed en-suite to bedroom 2, while the cosy lounge, complete with a cosy multi-fuel stove, is perfect for relaxing evenings. At the heart of the home lies a superb dining kitchen, designed for both everyday living and entertaining, seamlessly connecting to a practical utility space. A separate study adds flexibility, and excellent storage ensures everything has its place.

All in all, a home that feels both effortlessly liveable and wonderfully unique.

IT'S PERFECT OUTSIDE TOO

The setting is nothing short of perfect, with captivating views that stretch across a charming cottage-style garden and out towards rolling countryside, framed beautifully by established trees and shrubs. A delicate dog rose adds a touch of romance to the garden and is absolutely delightful when in bloom, while beyond, the distant Scottish fells provide a breathtaking backdrop—particularly at sunset, when the skies put on a truly spectacular show.

Within a welcoming village community, complete with its own church and friendly atmosphere, the location offers the perfect balance of peace and connectivity. Cockermouth, the Lake District, the coast, and Carlisle are all within easy reach, making this an ideal base for exploring some of the region's most stunning landscapes. Altogether, it's a setting—and a home—that simply feels special from every angle.

LOCAL COMMUNITY - CA7 ASPATRIA

Torpenhow is a peaceful, elevated village on the edge of the Lake District, offering attractive rural living with far-reaching fell views and a strong sense of community, while remaining highly convenient for everyday life. It sits just 5 miles (around 10 minutes) from Cockermouth, which provides a full range of shops, schools, healthcare and leisure facilities, and around 25 minutes from Keswick for access to the central Lakes. The Solway coast is also within 15–20 minutes, providing an appealing mix of countryside and coastal lifestyle. The area benefits from well-regarded local primary schools and the highly sought-after Cockermouth School, along with reasonable bus links via nearby villages and rail access from Aspatria. Overall, it offers an ideal balance of tranquillity, scenery and accessibility, making it particularly popular with families and lifestyle buyers.











Rowan Barn , Torpenhow

Location



Energy Performance

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

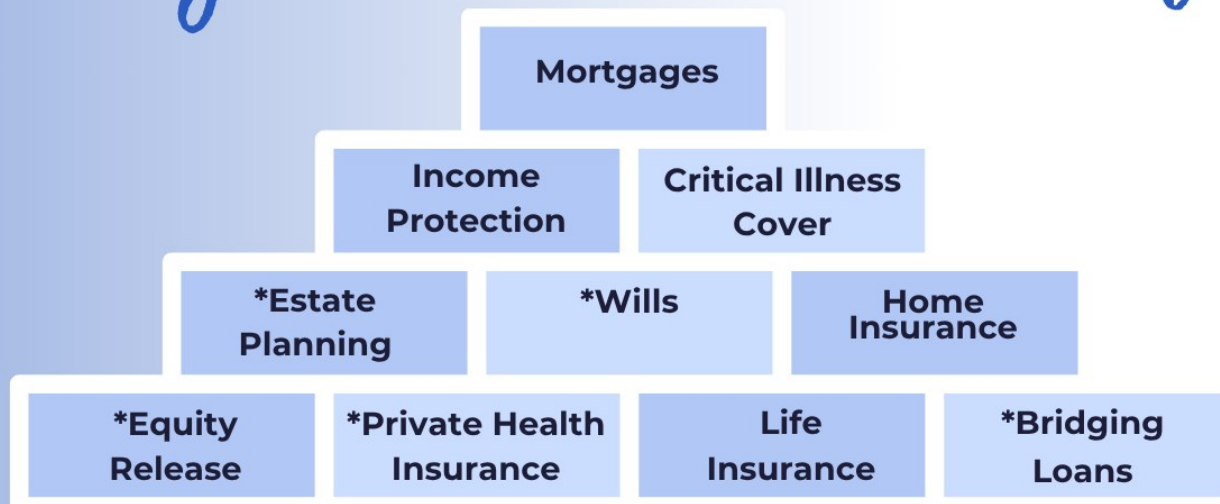
Additional Information

Tenure: Freehold Council: CUMBERLAND Tax Band: D

Please Note:
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The advice will be given by the right retirement plan limited

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