



| Calthwaite | Penrith | CA11 9QT

Guide Price £3,000,000



**david britton**  
ESTATES



## Key features

- Incredible Lifestyle Opportunity
- Magnificent Grade II Listed Country House
- Purpose Built Orangery
- 9 unit lodge park to the rear with potential for more lodges
- Total plot of around 7.5 acres
- 2 bedroom holiday cottage and barn with further potential
- Perfect for equestrian with menage and stables
- Outdoor Swimming Pool
- Total site over 100,000 sq ft
- Full of Original Period Features and incredible staircase

## Description

WOW!! An incredible Grade II Listed Victorian Country House sitting in around 7.5 acres of land with outdoor swimming pool, 2 bedroom holiday cottage, equestrian menage and stables, a purpose-built orangery/venue space and 9 holiday lodges.

Located in the heart of the popular village of Calthwaite, this historic and imposing mid 19th century Hall is steeped in history, filled with many original features, charm and character and has an abundance of space with over 10,000sq ft of living accommodation and a host of flexible options for the new owner. Currently used as a private residence and also trading as a successful wedding venue with luxury holiday accommodation, it is ideal for those looking a successful lifestyle business close to the Lake District National Park.

This is an incredible family home which generates a successful income from the lifestyle options that it offers. An opportunity like this is rare to the market!

\*\* Viewings by appointment only \*\*

## Directions







# Floor plans



Total area: approx. 929.3 sq. metres (10003.2 sq. feet)



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
Penrith  
Cumbria  
CA11 9GR  
01768881111  
Sales@brittonestates.co.uk  
www.brittonestates.co.uk