



| Great Strickland | Penrith | CA10 3DX

Guide Price £1,000,000



**david britton**  
ESTATES



## Key features

- Around 2.62 acre site overlooking the Eden Valley
- Large 4 bedroom farmhouse
- Significant number of agricultural use barns
- Potential future development (STP)
- Incredible open countryside views
- In need of renovation
- Paddock to the side
- Great opportunity for a rural lifestyle
- Scope to keep livestock or even a smallholding
- Eden Valley Location

## Description

**\*\* 2.62 ACRE PLOT WITH 4 BEDROOM RESIDENTIAL PROPERTY AND SIGNIFICANT BARNs FOR CONVERSION - IDEAL FOR LIVE/WORK OR LIGHT INDUSTRIAL USE \*\***

This is an incredible lifestyle opportunity for a live/work home which is surrounded by beautiful open countryside, sitting in around 2.62 acres of land. Complete with an extensive range of good quality and significant sized steel portal framed buildings ranging from around 6000sq ft to 11,000 sqft, ideal for those looking to run a business from their home, in an idyllic rural location. There are also 2 further stone barns with so much opportunity and further development scope (STP). With incredible views in all directions, this substantial, detached 4 bedroom property offers over 2000sqft of living accommodation and now needs renovation but the end result will be truly worth it. The stone barns and agricultural buildings could create a brilliant lifestyle business they are perfect for those with equine interests as there is scope to keep livestock/horses/ponies or even a smallholding maybe.

If the idea of being surrounded by open countryside, with open views of the North Pennine Fells and livestock being your only neighbours is thrilling for your next move, then look no further. Located in the Eden Valley which is far enough away from the hum drum yet within easy reach of Penrith. The opportunity is ripe for those buyers with imagination and foresight. All though a small village, Great Strickland boasts a village pub and lies on approximately 5 miles South East of Penrith which has extensive amenities and great links to the M6 motorway, A66, A685 and mainline train to London Euston and Glasgow. This listing is rare and should be viewed immediately so not to miss out!

**\*\* Viewing strictly by appointment only \*\***

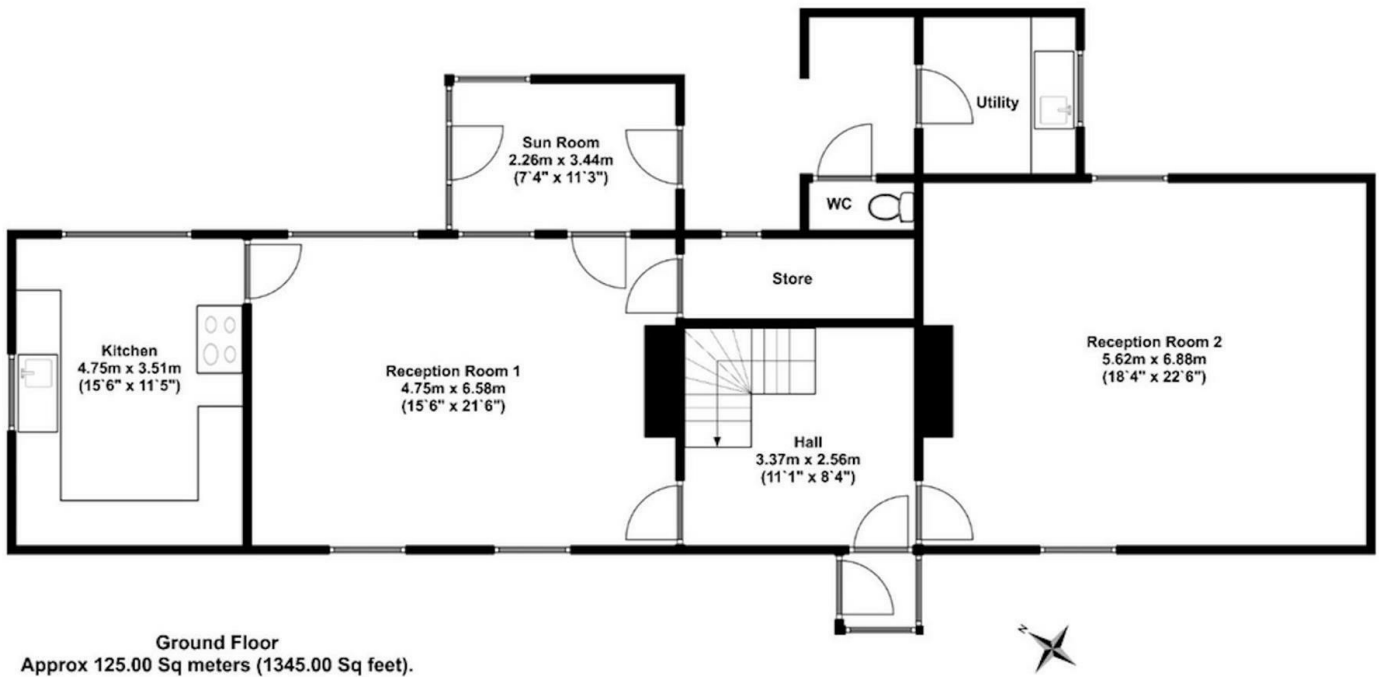
## Directions







# Floor plans



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



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