



| Brough Sowerby | Kirkby Stephen | CA17 4EG

Guide Price £1,325,000



david britton
ESTATES

Key features

- Magnificent standalone location
- Over 20 acres of idyllic grounds with Lake
- Four bedroom converted country house
- Detached three bedroom bungalow
- 2 attached cottages, perfect for holiday let
- Stunning views in all directions
- Live/work environment with excellent potential
- Beautiful original features throughout
- Extensive gardens and land including sizeable commercial buildings
- Extensive gardens and land with extensive outbuildings

Description

This is your chance to enjoy a slice of heaven!!! Have you ever dreamed of owning your own Lake? Or do you have an equestrian interest? With around 20+ acres of land, stunning views in all directions, this rural, yet accessible, standalone property offers the new owner a wealth of possibilities. With a four bedroom farmhouse with two adjoining cottages with scope for two bed dwellings and a three bedroom detached bungalow, this is a dream prospect for those seeking simply a large family home in a beautiful rural location or those looking for superb combination of commercial/residential accommodation for an ultimate live/work arrangement or even for those with bigger plans to develop the site even further, maybe for a leisure/hospitality opportunity such as campsite, glamping etc (subject to planning). At Sowerby Lodge the opportunities are endless!

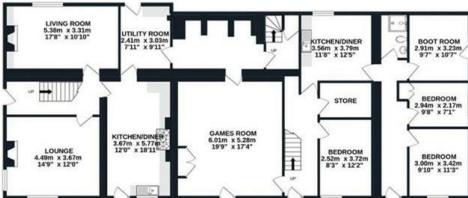
Directions



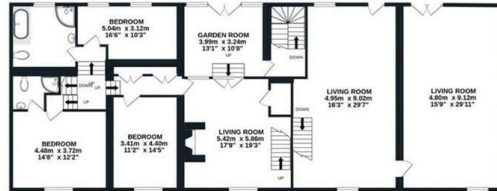


Floor plans

GROUND FLOOR
178.8 sq.m. (1924 sq.ft.) approx.



1ST FLOOR
193.2 sq.m. (2079 sq.ft.) approx.



2ND FLOOR
65.3 sq.m. (702 sq.ft.) approx.



TOTAL FLOOR AREA : 437.2 sq.m. (4706 sq.ft.) approx.

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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	



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