



| Knipe nr Askham | Penrith | CA10 2PU

Guide Price £385,000



david britton
ESTATES

Key features

- Development Opportunity
- Substantial Part Converted Barn
- Large Plot with Walled Garden
- A Local Occupancy Restriction Applies
- Chance to put your own stamp on your home
- Ample parking area to the side
- Rural yet accessible location
- In Lake District National Park
- Excellent local amenities in neighbouring villages of Shap and Bampton
- Stunning views to the Lakeland Fells

Description

A RARE OPPORTUNITY TO PURCHASE A DETACHED, AROUND 2400 SQ.FT PARTIALLY CONVERTED BARN WITH FULL PLANNING PERMISSION TO CONVERT INTO A 4 BEDROOM HOME IN THE LAKE DISTRICT NATIONAL PARK!!!

There is no build warranty or architects certificate making this property suitable for CASH BUYERS ONLY!

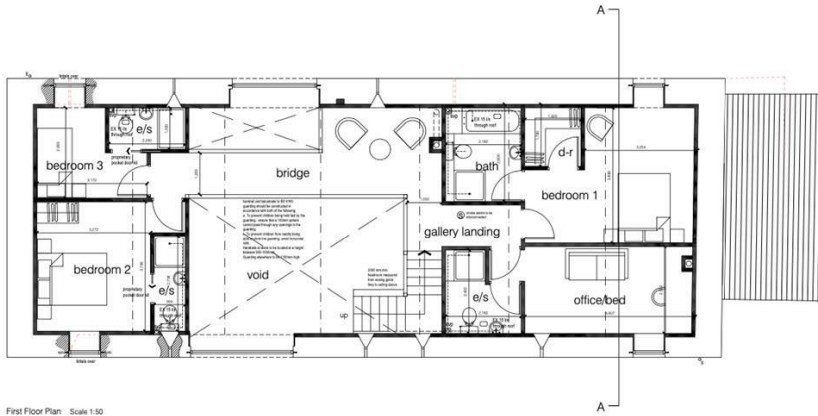
A Local Occupancy Restriction Applies

Directions

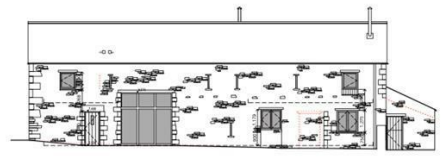




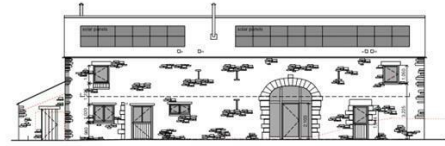
Floor plans



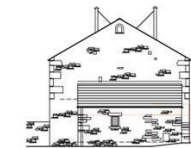
First Floor Plan Scale 1:50



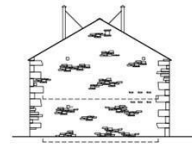
North West Elevation Scale 1:100



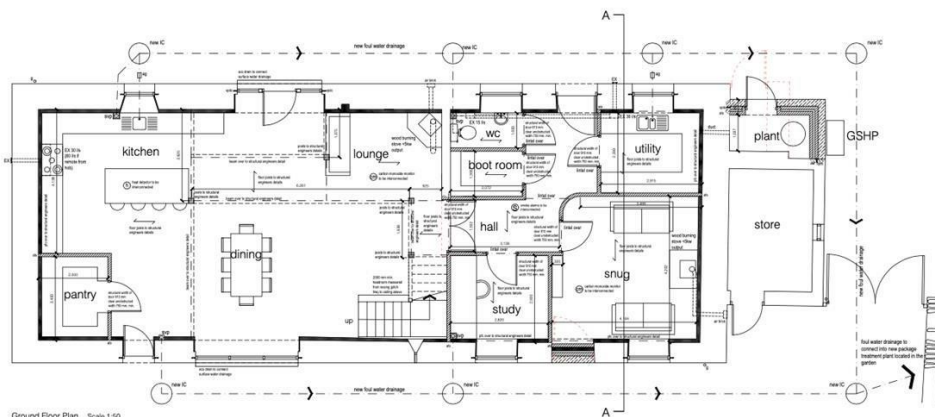
South East Elevation Scale 1:100



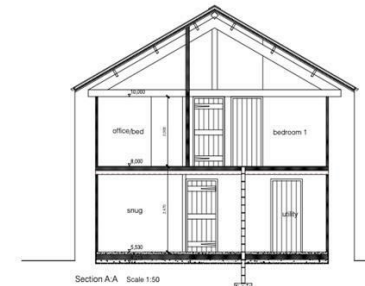
South West Elevation Scale 1:100



North East Elevation Scale 1:100



Ground Floor Plan Scale 1:50



Section A/A Scale 1:50

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	



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