



| Banks | Brampton | CA8 2JH

Guide Price £495,000



david britton
ESTATES

Key features

- Attractive 3 bedroom Barn Conversion
- Large plot with paddock
- Currently used as a luxury holiday cottage
- Detached outbuilding with shower room
- Fantastic Lifestyle opportunity
- Immaculately presented throughout
- Sociable internal spaces with views to the garden
- Many character features
- Close to Hadrians Wall UNESCO Heritage Site
- Easy access to Carlisle and Brampton

Description

Luxurious 3 bedroom barn conversion located in the heart of Hadrians Wall country in on the edge of the charming hamlet of Banks. This immaculately presented property offers a generous 1,604 sq ft of living space, perfect for a family, those who love to entertain or those looking for a successful holiday let/second home.

Dating back to 1864, this period barn conversion was beautifully renovated by the current owner in 2018, seamlessly blending modern amenities with traditional charm. The property boasts three spacious bedrooms; one on the ground floor providing ample space for relaxation and privacy.

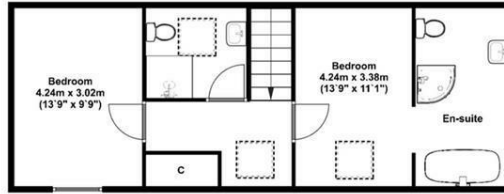
Externally with a sweeping private driveway, paddock to the side, established trees, shrubs and fruit trees, large parking area and an outbuilding currently utilised as a 'dog shower room' this is a fantastic lifestyle opportunity for those looking to live in a stunning location. Subject to the relevant planning consents, the paddock could be used for glamping pods or shepherds huts to generate an income.

Directions

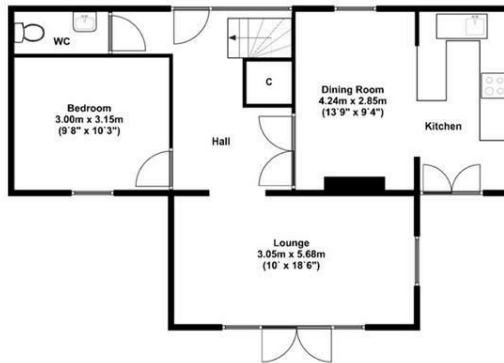




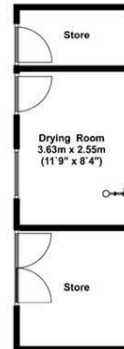
Floor plans



First Floor
Approx 52.00 Sq meters (560.00 Sq feet).



Ground Floor
Approx 69.00 Sq meters (743.00 Sq feet).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		74	
(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