



| Sandford | Appleby-In-Westmorland | CA16 6NR

Guide Price £875,000



david britton
ESTATES

Key features

- Attractive 5 bedroom Period Home
- Around 6 acres of grounds
- Adjoining barns with further development potential (STP)
- Two sweeping driveways giving access to the house and barn
- Extensive gardens to the rear
- Smaller stone outbuildings
- Five bedrooms
- Four reception rooms
- Desirable village location with a private plot
- Excellent transport Links to A66, East and West

Description

****EXTENSIVE CHARACTER 5 BEDROOM FARMHOUSE, A NUMBER OF BARNs WITH FURTHER DEVELOPMENT POTENTIAL (STP) & 6 ACRES OF LAND IN DESIRABLE VILLAGE LOCATION ****

This attractive and incredibly private period residence with adjoining barns and land is a home filled with charming original features, all sitting within a private plot of around 6 acres. In need of renovation in parts and approached by a long sweeping driveway, this wonderful sandstone 5-bedroom family home has a large, attached barn and other smaller detached barns, all which have further development potential, subject to consents, making this home flexible and ideal for a large family, multi-generational use or as income/holiday let potential. It sits on a large plot with extensive gardens to the front and rear, in the centre of the desirable village of Sandford with easy access to A66 and enjoys access into the superb countryside and onto the surrounding fells.

Directions





Floor plans



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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