



| Culgaith | Penrith | CA10 1QF

Guide Price £200,000



**david britton**  
ESTATES

## Key features

- Significant Plot, ideal for light industrial or small business
- Detached property for refurbishment
- Excellent Transport links
- Development potential (STP)
- Desirable Eden Valley village location

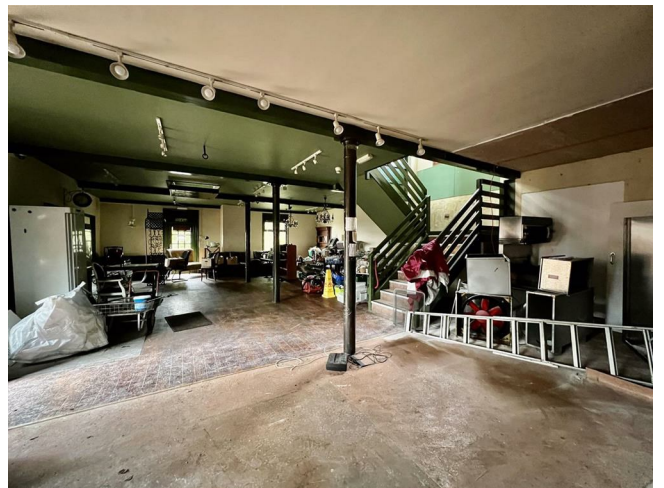
## Description

Significant opportunity with a detached property ideal for refurbishment, located in the heart of the Eden Valley village. The site includes a large detached building, formerly a commercial property, now with residential consent, offering the potential to create a spacious 4/5 bedroom home. The property is well-suited for a variety of uses, including a live/work opportunity, light industrial site, or simply a home with extensive grounds.

Ideally positioned on the edge of the popular village of Culgaith, it offers excellent transport links to the A66 and beyond. The village is just 3 miles from Langwathby and around 8 miles from Penrith, with access to amenities such as highly regarded secondary schools, supermarkets, shops, and sports/leisure facilities. The Lake District National Park is also just a short drive away.

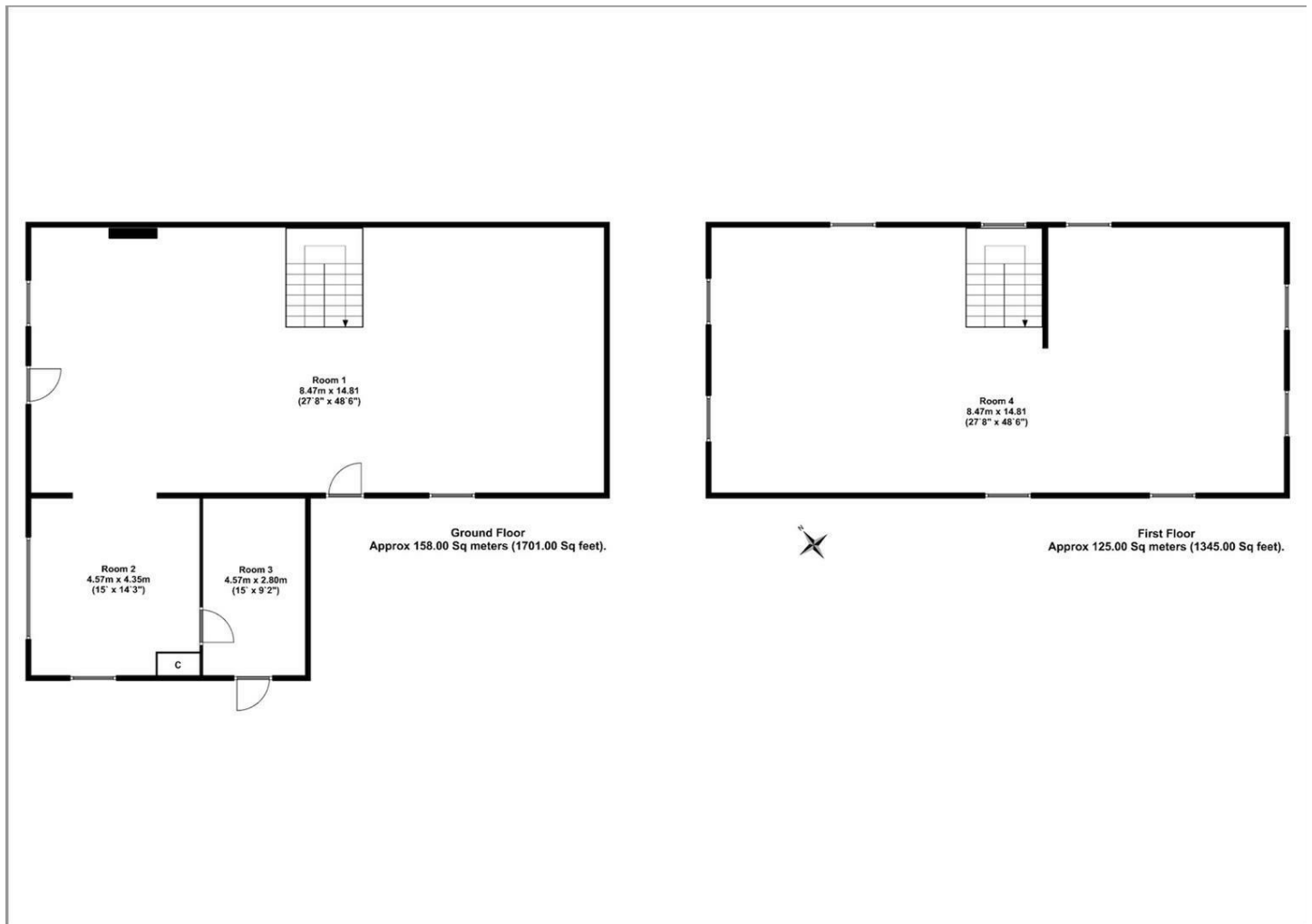
**\*\*Viewing strictly by appointment only.\*\***

## Directions





## Floor plans



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