



High Street | Pooley Bridge | Penrith | CA10 2NH

Guide Price £1,750,000



david britton
ESTATES

Key features

- Rare lifestyle opportunity with live/work options
- In heart of Lake District National Park village of Pooley Bridge
- Established & award-winning Restaurant with Rooms
- 38 Cover Restaurant & Licensed Bar
- 7 Guest rooms with 2 Junior Suites
- Luxurious Ground Floor 1 bedroom Apartment
- Planning Permission for 3 bedroom dwelling
- Private gardens to the rear and side
- Off road Parking for 9 vehicles
- Further potential for expansion

Description

A Rare Lake District Lifestyle Opportunity Awaits! Your dream of living and working in the Lake District starts here!

The perfect live/work opportunity in a prime Lake District location with an award-winning restaurant in Pooley Bridge! Featuring 7 en-suite guest rooms (2 junior suites), 1-bed ground floor apartment (potential for another), 38-cover restaurant, landscaped gardens, off road parking, and planning permission for a 3-bed house.

Directions





Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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