

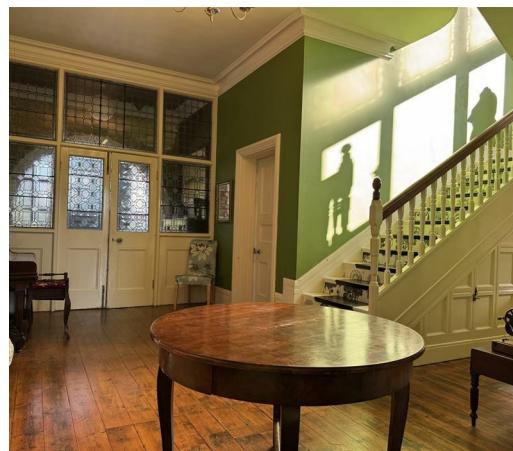


Cludbase | Drigg | Holmrook | CA19 1XD

Guide Price £675,000



**DAVID BRITTON**  
ESTATES



## Key Features

- Period 10 bed roomed former vicarage
- Over 7000sqft of living accommodation
- Standalone position off set from the road
- Retains many original features
- Original fire places, high ceilings
- Views to the Lakeland fells
- Extensive gardens and orchard, around 1.5 acres
- Original coach house and barn
- On the edge of the Lake District National Park
- Access to one of the most secluded beaches in the UK

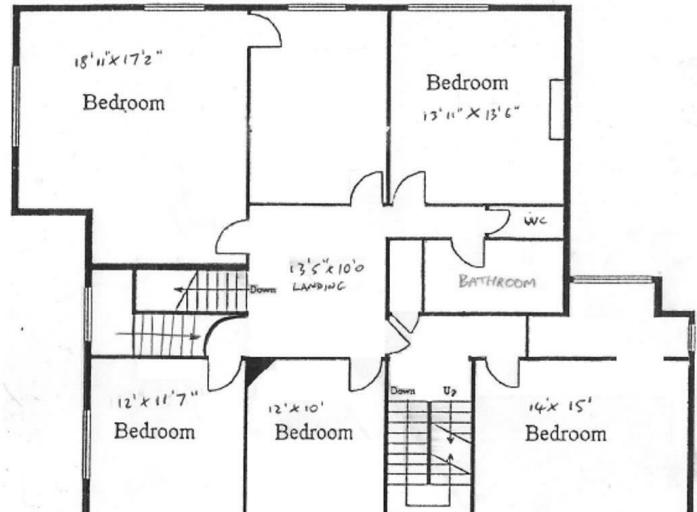
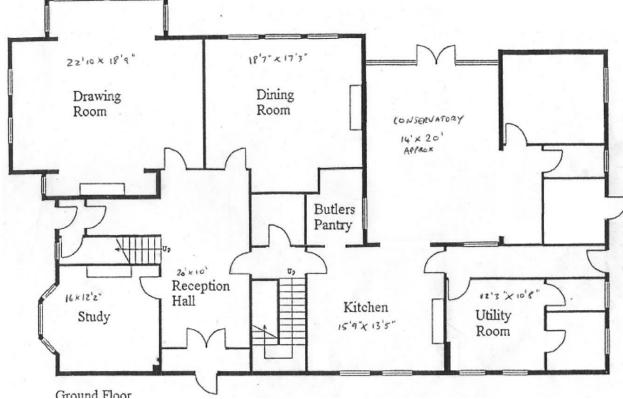
## Summary

Impressive 10 bedroom Victorian Vicarage with around 7,000 sqft of living space set in around 1.5 acres of well kept gardens with exceptional views both over the Lake District National Park and Solway coast.





## Floor plans



### COUNCIL TAX BAND - COPELAND F

#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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