



| Calthwaite | Penrith | CA11 9PU

Guide Price £375,000



DAVID BRITTON
ESTATES

Key features

- Detached 3 bedroom home
- Standalone position
- Around 1.3 acres in total
- Including 0.88 acres of land
- Outbuildings
- Gated Parking for a number of vehicles
- Countryside Views
- In need of renovation
- Close to Calthwaite, Penrith & Carlisle
- No onward chain

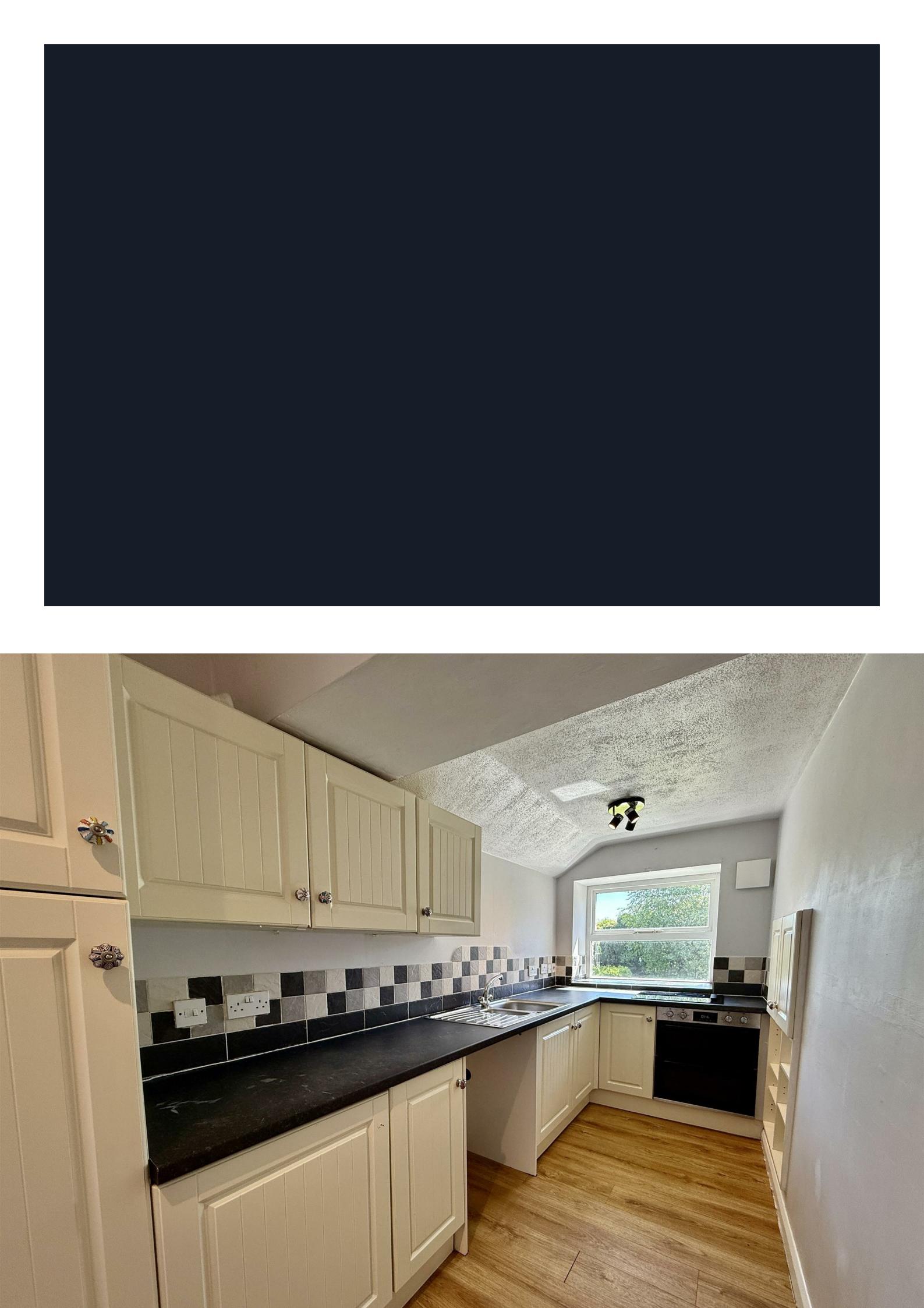
Description

Set in around 1.38 acres in total on the edge of the popular village of Calthwaite, this detached three-bedroomed house with adjoining outbuildings presents a unique renovation opportunity and is ideal for further extension into a larger family home (STP). Including approximately 0.88 acre of land, this property offers the potential for a small holding or idyllic country life in a standalone position!

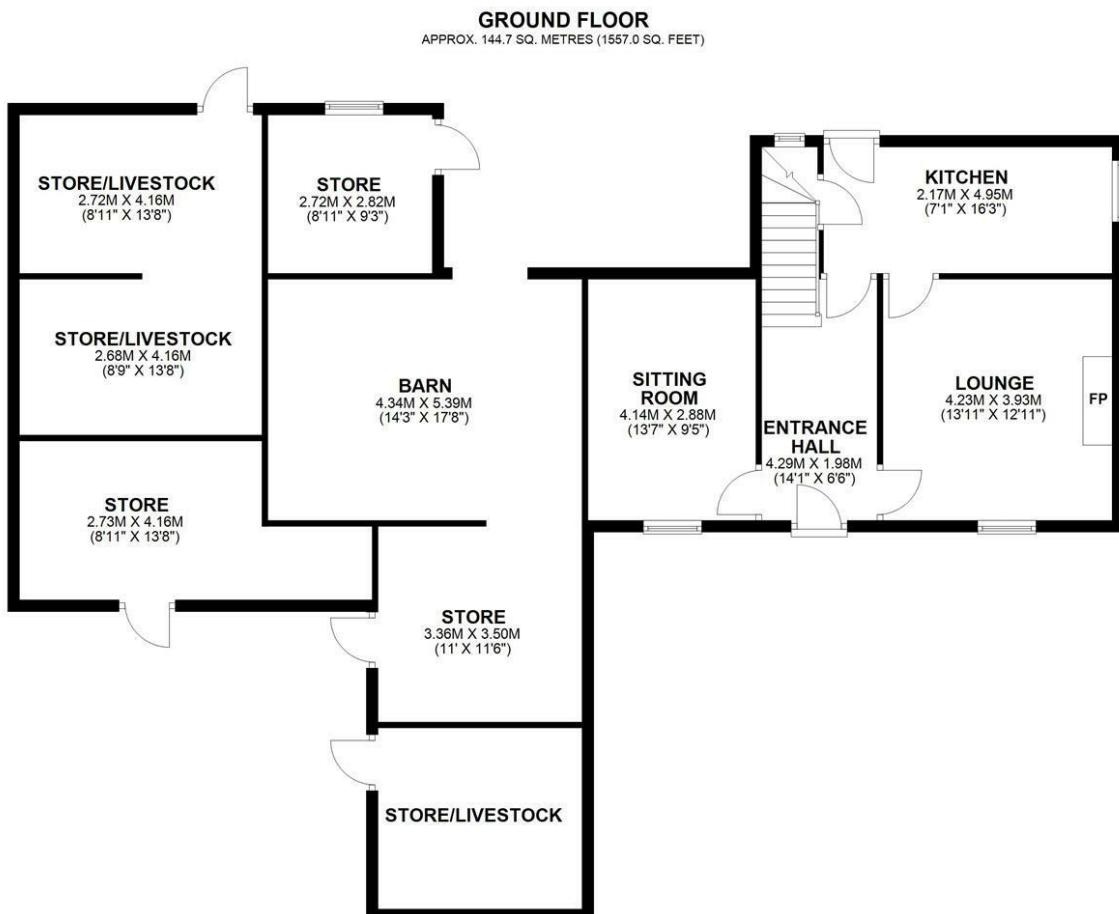


Directions





Floor plans



TOTAL AREA: APPROX. 191.8 SQ. METRES (2064.3 SQ. FEET)

All measurements and details within this floorplan are approximate and are provided for illustrative purposes only. While every reasonable effort has been made to ensure accuracy, no responsibility is accepted for any errors, omissions, or misstatements. This floorplan should not be relied upon as a statement of fact and does not form part of any offer or contract. Prospective purchasers are advised to verify all measurements and details to their own satisfaction. Fixtures, fittings, services, systems, and appliances shown have not been tested and no warranty is given as to their operability or efficiency.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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