



Duck Pond Barn, Sowerby Row, Carlisle, CA4 0QG

Guide Price **£265,000**



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- Full planning consent for conversion to a stunning dwelling with excellent views
- Conversion works underway
- Around 6.58 acres in total
- Separate field of 2.82 acres available by negotiation
- American barn with stables and storage
- Peaceful location but good commuter possibilities

Unique barn conversion in Sowerby Row set in 6.58 acres. Planning consent obtained, barn conversion in progress. Suitable for equestrian use and planning application submitted to expand equine use.

Council Tax band: TBD

Tenure: Freehold



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A unique opportunity to acquire a barn conversion in the hamlet of Sowerby Row, sitting in a plot size of 6.58 acres of land. The planning consent reference number is 20/0160 and details of this are available from Westmorland & Furness Council. The property is located approximately 8 miles northwest of Penrith, and about 15 miles south of Carlisle. Sowerby Row has a close-knit rural community with local events often taking place in nearby villages. The front photograph is a computer generated image giving an idea of what the property could look like when completed.

The property is accessed from the public highway via a track within the front field. The property stands in the middle of the land holding and the original duck pond is close to the barn. Works have started on the barn conversion, including strengthening the stone walls. The roofs have been removed, but the original slates have been retained on site.

The land is all sown to grass and is suitable for a variety of uses, including equestrian. An American Barn constructed of timber with corrugated steel roof sheets and measuring around 11m x 11m, provides stabling and fodder storage.

A planning application is currently lodged with Westmorland & Furness Council (Ref. No. 2024/0953/FPA, relating to “change of use of agricultural land to a mixed use of agricultural land to a mixed use of agricultural and equestrian. Creation of menage and yard area and erection of a machinery shed”.

The property provides an opportunity to create a rural lifestyle.

The roadside field is available separately by negotiation but will not be sold unless the remainder of the property is sold.



Accommodation

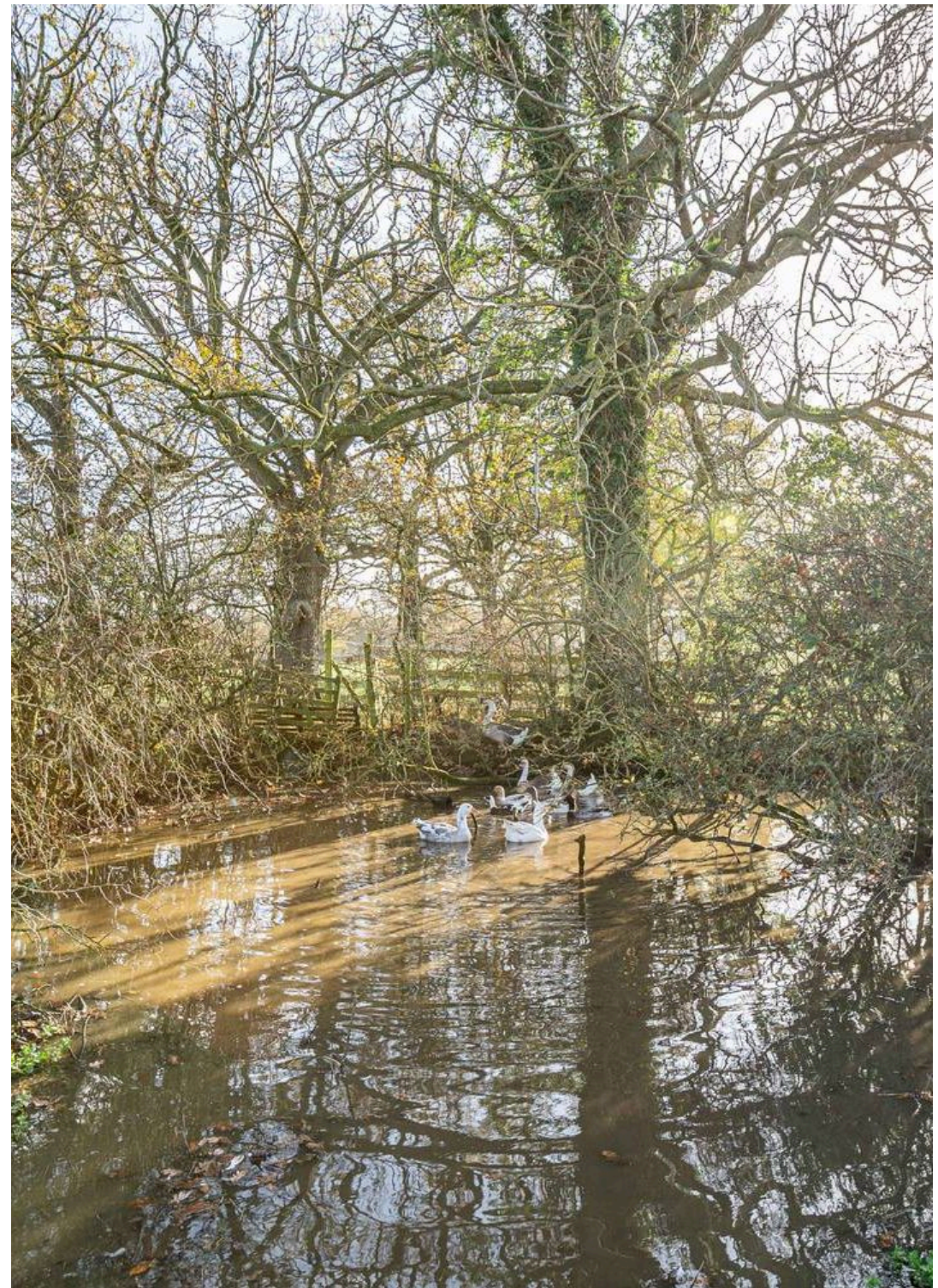
The approved planning drawings show the following accommodation.

Ground Floor: Kitchen/Family Room, Living Room, Snug/Bedroom 3 and a WC.

First Floor: Two Bedrooms and a Bathroom.

Situation

Duck Pond Barn is best found by using what3words ///includes.severe.remission
Sowerby Row is a small village located in the civil parish of Sowerby in the Eden District of Cumbria, England. Nestled in the beautiful countryside of Northern England, it lies close to the Lake District and the North Pennines, offering picturesque rural landscapes.

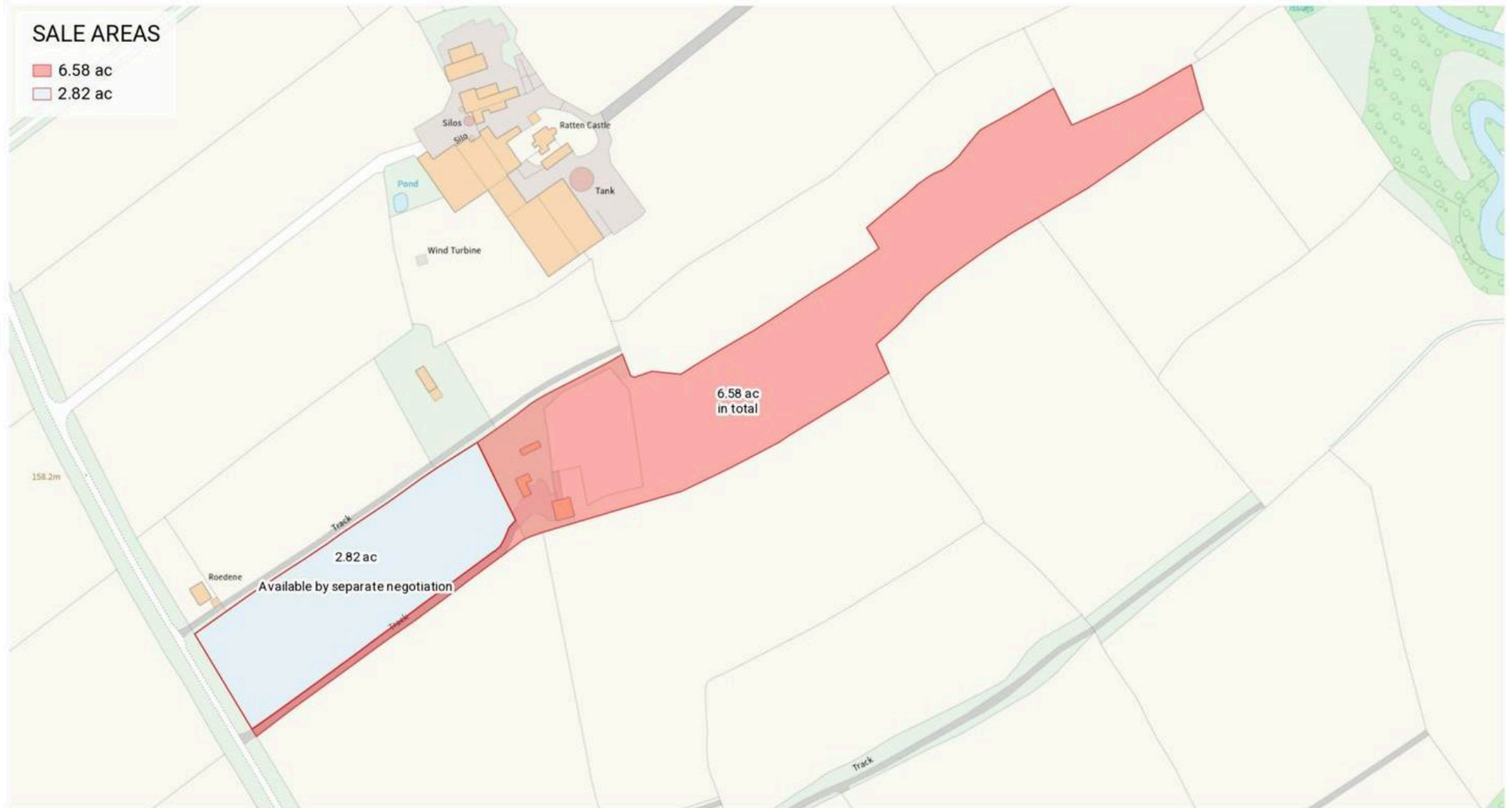




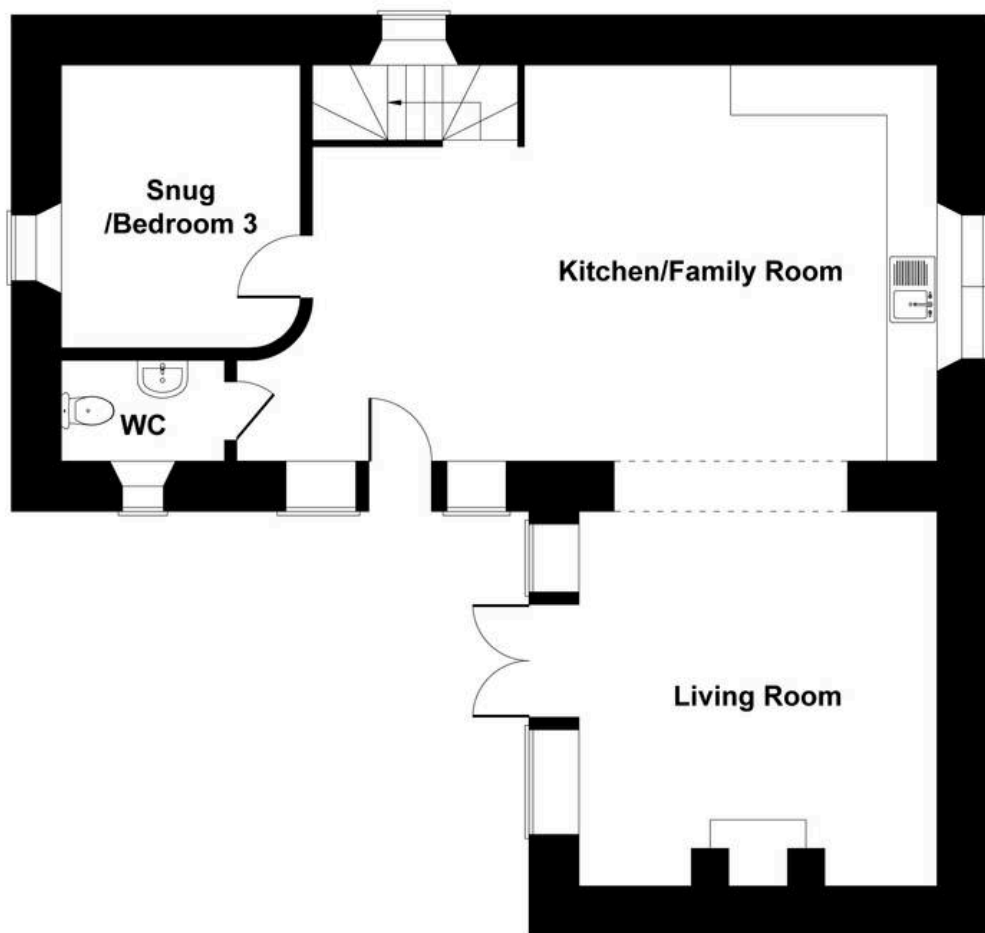




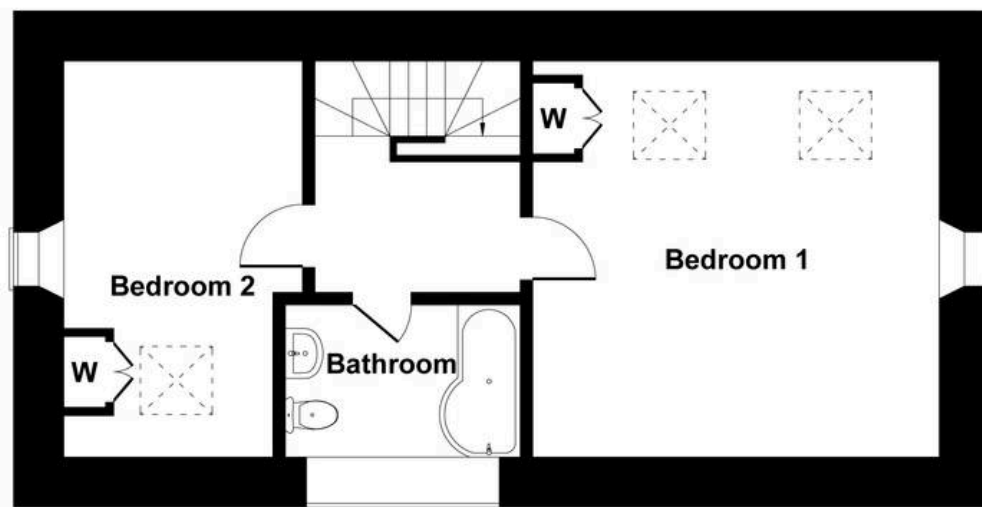
DUCK POND BARN SALE PLAN



Duck Pond



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

GENERAL REMARKS & STIPULATIONS

Services: Duck Pond Barn is serviced by mains water, which is metered at the roadside. There are solar panels linked to battery storage and an inverter located in a small building next to the American Barn. Electricity North West Limited have indicated that a mains electricity supply could be brought in from the adjoining land. You should make your own enquiries regarding this. Sewerage is currently to a temporary septic tank but a private sewage treatment will need to be installed as part of the development.

Solicitors: Cartmell Shepherd, Rosehill, Carlisle, CA1 2RW - F.A.O. Elizabeth Crouch.

Local Authority: Westmorland & Furness Council, Voreda House, Portland Place, Penrith, CA11 7BF. Tel.: 0300 373 3300.

Council Tax: Not currently applicable.

Fixtures & Fittings: For the avoidance of doubt, the static caravan on site is not included in the sale.

Matters of Title: The property is sold subject to all existing easement rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such easement rights and others.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Viewing: Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Offers: The property is offered for sale by Private Treaty. Offers should be submitted to the Selling Agents. All genuinely interested parties are advised to note their interest with the Selling Agents immediately after inspection.



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