

## , How Mill, Brampton, CA8 9JY

- Substantial Commercial Office with Granted Planning for Conversion (Subject to the implementation of a nutrient neutrality mitigation strategy)
- Planning Permission Approved for Conversion into Three Residential Dwellings (STC)
- Original Timeless Character including Stone Arches and Exposed Beams
- Ample Outdoor Space including Large Driveway & Garden Area
- Cumberland Council (Carlisle) Planning Reference: 24/0134
- Beautiful Sandstone Barn within a Peaceful Village Setting
- Flexible Development Potential should you Require One Impressive Luxury Home (STC)
- Plans Including 1 x Three Bedroom Home and 2 x Two Bedroom Homes
- Peaceful Village Setting with Excellent Access to Brampton & Carlisle
- EPC - C

**Guide Price £350,000**





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## DESCRIPTION

Bank Barn offers a rare opportunity to acquire a substantial sandstone barn in a highly desirable village setting, with exceptional potential for residential development. Full planning permission has been granted for conversion into three distinctive dwellings (subject to the implementation of a nutrient neutrality mitigation strategy - ask agent for details), making it an ideal prospect for developers, investors, or anyone with the vision to create something truly special.

Originally converted and later extended, the property has most recently served as a spacious commercial office and laboratory. Behind its traditional sandstone exterior, the interior combines character with functionality, featuring stone arches, exposed walls, arrow-slit windows, and original beams – providing the perfect foundation for transformation into highly desirable homes with timeless appeal.

The proposed plans and full planning conditions are available via the Cumberland Council website, reference 24/0134, and outline three residential dwellings: a 3-bed, 2-bath home; a 2-bed, 2-bath, both arranged over two floors; and then a characterful ground, single-level dwelling with 2 beds. Each is designed to maximise light, space, and individuality while retaining the charm of the original building.

Alternatively, subject to a planning variation, the barn could be remodelled into a single, impressive family residence, offering the scale and character to become a signature home blending heritage architecture with modern luxury.

Externally, the generous forecourt allows scope for private gardens and dedicated parking for each property, enhancing lifestyle appeal and long-term value. Located within easy reach of Carlisle and Brampton, the barn promises strong demand whether for sale or rental. Whether developed into multiple units or a single home, Bank Barn presents not just bricks and mortar but the opportunity to unlock significant value in one of the region's most attractive rural setting.











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Approximate total area<sup>(1)</sup>3013 ft<sup>2</sup>

280.1 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom


Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		75	75
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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