

## 'The Barn'

Allonby, Maryport, CA15

'A great development opportunity, with approved planning for a 3-bed house, in the seaside village of Allonby'

Guide Price £145,000



## PROPERTY DESCRIPTION

Welcome to 'The Barn' located in the seaside village of Allonby. Set over two floors, this property offers interested parties a rare opportunity to transform the space into a 3-bed family home.

Full details on the planning application can be found using the reference number **FUL/2023/0233** on the Cumberland Council website.

The property briefly comprises of 3 separate rooms, one with stairs leading to the first floor. The approximate total area is 176.7 m<sup>2</sup>.

### Ground Floor

7.30 x 6.37m

4.09 x 6.38m with stairs leading to the first floor

5.53 x 5.37m

### First Floor

11.79 x 6.40m

The village of Allonby is located approximately 5 miles north from the popular town of Maryport and 8 miles south of the seaside resort of Silloth.

Allonby benefits from local amenities, including a primary school, a leisure centre, pubs and cafes. Allonby is also home to the locally famous Twentymans Ice Cream parlour.

*"Allonby Cumbria lies within a designated Area of Outstanding Beauty on the Solway Coast. Allonby Bay has a superb long sandy beach, with spectacular views across the Solway Firth to the mountains of Southern Scotland. In addition, the Lake District fells can be seen as stunning backdrop to the village, in the East. On a clear day the Isle of Man can be seen in the distance".*



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#### METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

#### VIEWING

Strictly by arrangement with the Sole Agents:

**Mitchells Estate Agency, Lakeland Livestock Centre,  
Cockermouth, Cumbria, CA13 0QQ**

**Tel: 01900 822016**

**Email: [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)**

#### SERVICES

Mains electricity.

#### VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

#### LOCATION



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