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## **Plumpton Head Farm, Plumpton, CA11 9NP**



- **Large Traditional Sandstone Barn with Full Planning Permission to Create 2 Spacious Homes**
- **Rural Location 3 Miles to the North of Penrith Town Centre**
- **Unit 2 - 163 Sq M - 1756 Sq Ft. Unit 3 169 Sq M - 1821 Sq Ft**
- **Potential to Create a Single Large Dwelling Subject to a Change of Planning Permission**
- **Gardens to the Rear with a Lovely Open View**
- **Parking to the Front for Several Vehicles**
- **Tenure - Freehold. Council Tax - To Be Assessed Upon Completion**

**Price £250,000**

Forming the larger part of this sandstone barn just over 3 miles from the centre of Penrith and with excellent open views to the rear across the surrounding countryside, this is an increasingly rare opportunity to re-develop a traditional farm building to create 2 large homes, Unit 2 giving approximately 1756 sq ft - 163 sq m and unit 3 being approximately 1821 sq ft - 169 sq m.

Alternatively, there is excellent potential to alter the planning permission to create a large single dwelling in the region of 3,500 sq ft - 325 sq m.

Unit 2 will have accommodation comprising: Entrance Hall, Dining Kitchen, Living Room being open to the ceiling, Rear Hall, a Double Bedroom/Study, a Double Bedroom with En-Suite Shower Room and a Bathroom to the ground floor and a Landing and 2 Double Bedrooms to the first floor.

Unit 3 comprises: Entrance Hall, Dining Kitchen, Living Room, a Double Bedroom with En-Suite, a WC and a Utility Room all to the ground floor and a Landing, 3 Bedrooms and a Bathroom to the first floor.

To the front of each unit is a hardstanding area allowing Off Road Parking for several vehicles and to the rear is a Garden with a westerly aspect and an open view across the surrounding countryside.

Full drawings and planning permission can be viewed on the Westmorland and Council for Eden website, application number 16/0055

### **Location**

From Penrith, head North on the A6, Scotland Road. At Stoneybeck roundabout take the 3rd exit and continue for approximately 0.8 mile and turn right. The property is on the right.

### **Amenities**

Plumpton Head Farm is just over 3 miles from Penrith town centre, 15 miles from Carlisle city centre and 1.8 miles from Junction 41 of the M6 and offers excellent access to the Lake District and the Eden Valley.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water and electricity are to neighbouring property, it is the buyer/developers responsibility to arrange for connection.

The buyer/developer will need to install a treatment plant within the curtilage of the barn and arrange for surface water drainage.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

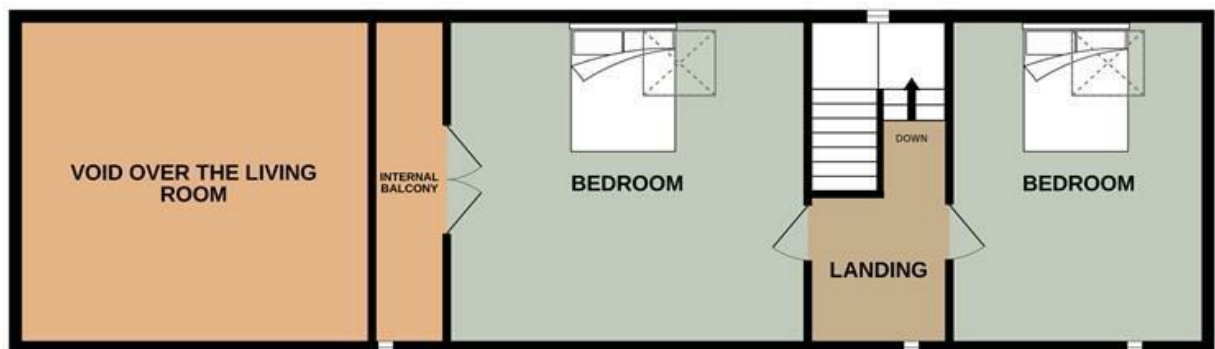
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## GROUND FLOOR



## 1ST FLOOR



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GROUND FLOOR  
1377 sq.ft. (128.0 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1930 sq.ft. (179.3 sq.m.) approx.

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