



Denton Holme, , Carlisle, CA2 5LJ

- Grade II Listed Property
- Over 5,500 square ft of Development Opportunity
- Formal Rose Garden, Plenty of Parking and Woodland Garden
- Potential Conversion to 4/5 Bed House
- VAT Opted
- Riverside to the Caldew and the Iconic Weir
- Suitable for Residential Conversion or Buisness Use
- Comes with Uncultivated Riverside Land
- Or Potentially Luxury Flats, all subject to PP
- Rateable Value £18,500 per annum

Guide Price £600,000



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DESCRIPTION

Holme Head House was originally built in 1865 along with Holme Head Works, a Victorian Cotton Mill which sits alongside the River Caldew. The iconic weir that powered the Mill, is opposite the house which was once the residence of the Mill Manager. Since then it has been used for various purposes, including as a Doctors Surgery, as a public house and restaurant (locals may remember 'The Bay'), and more recently as an Atelier where it is the home of a much cherished children's educational centre where little ones come along and enjoy a space that allows their imaginations to run riot!

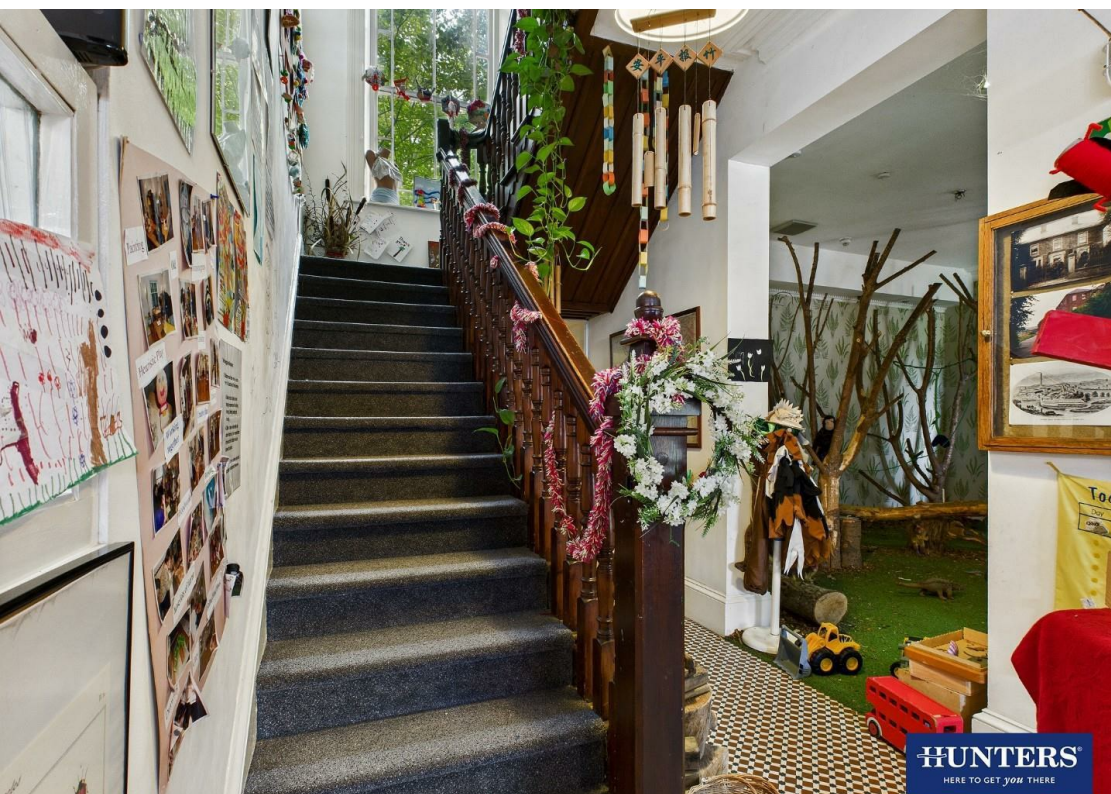
The current owners purchased the near derelict building in 2012 and have restored and improved the property and grounds to a high standard. This Grade II listed property is now being offered for sale as either a commercial property suited to the restaurant and leisure industry (there is a fully equipped commercial kitchen in the basement with a 5-star rating from the FSA) , or for conversion to residential accommodation as either a single signature home or perhaps to luxury flats (subject to planning permission).

The internal accommodation is open plan on the ground and first floor levels reflecting the building's recent commercial uses, but conversion back to residential is easily done with the reinstatement of internal walls and with the original covings from each of the former rooms still in place.

Moving outside, the property sits impressively behind brick walls with iron railings and gates. A formal rose garden leads to the front door of the main building, whilst to the side there is ample parking space in front of the non-listed single story extension. In the wooded area you will find multiple raised vegetable beds. The property also comes with significant riverside land which could be an exceptional asset for commercial or private buyers.

Viewings strictly by appointment with the agent as the facility is still used as a working business.







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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.