



Field Head House | Calthwaite | Penrith | CA11 9PU

Guide Price £375,000



**david britton**  
ESTATES



## Key Features

- Detached 3 bedroom home
- Standalone position
- Around 1.3 acres in total
- Including 0.88 acres of land
- Outbuildings
- Gated Parking for a number of vehicles
- Countryside Views
- In need of renovation
- Close to Calthwaite, Penrith & Carlisle
- No onward chain

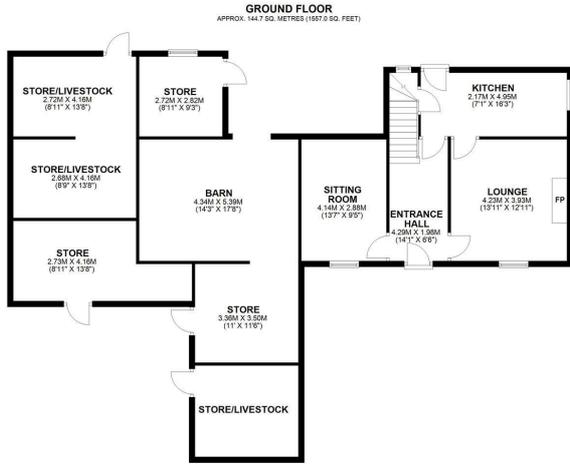
## Summary

Set in around 1.38 acres in total on the edge of the popular village of Calthwaite, this detached three-bedroomed house with adjoining outbuildings presents a unique renovation opportunity and is ideal for further extension into a larger family home (STP). Including approximately 0.88 acre of land, this property offers the potential for a small holding or idyllic country life in a standalone position!





# Floor plans



**TOTAL AREA: APPROX. 191.8 SQ. METRES (2064.3 SQ. FEET)**

All measurements and details within this floor plan are approximate and are provided for illustrative purposes only. While every reasonable effort has been made to ensure accuracy, no responsibility is accepted for any errors, omissions, or misstatements. This floor plan should not be relied upon as a statement of fact and does not form part of any offer or contract. Prospective purchasers are advised to verify all measurements and details to their own satisfaction. Fixtures, fittings, appliances, systems, and appliances shown have not been tested and no warranty is given as to their operability or efficiency. Plan produced using Planity.

## COUNCIL TAX BAND - Westmorland & FurnessD

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>98</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>46</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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