



Hilltop Farm Nether Row | Hesket Newmarket | Wigton | CA7 8LA

Guide Price £925,000



DAVID BRITTON
ESTATES



Key Features

- Around 50 acres of land
- Three Bedroom Farmhouse
- A range of outbuildings
- Lake District National Park
- Rural yet accessible location
- In need of renovation in parts
- Shepherds Hut, Outdoor Kitchen and Ample Parking
- Further development potential (STP)
- Ideal for idyllic country living
- Fell rights & Stunning Views

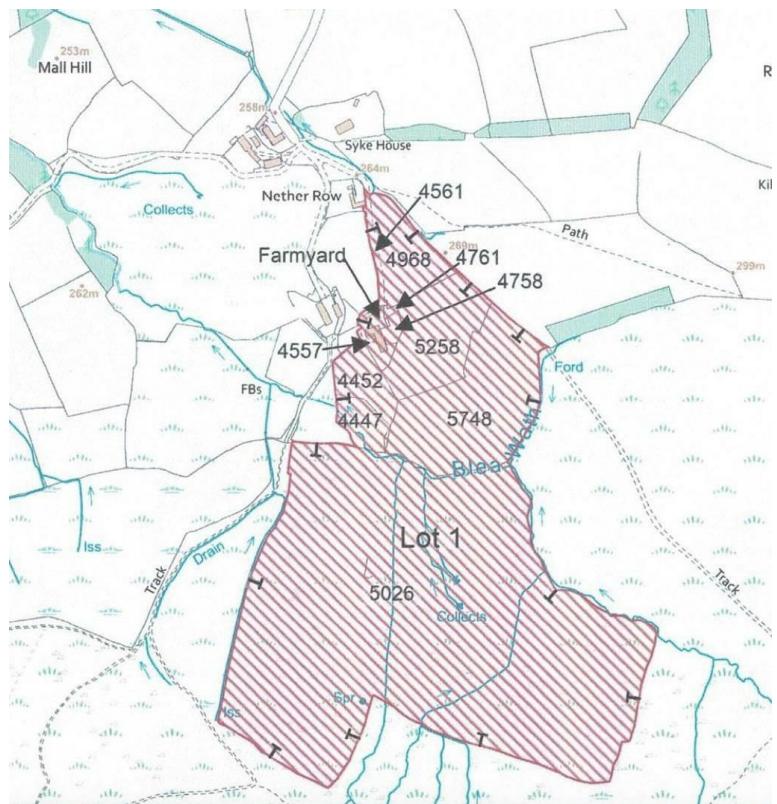
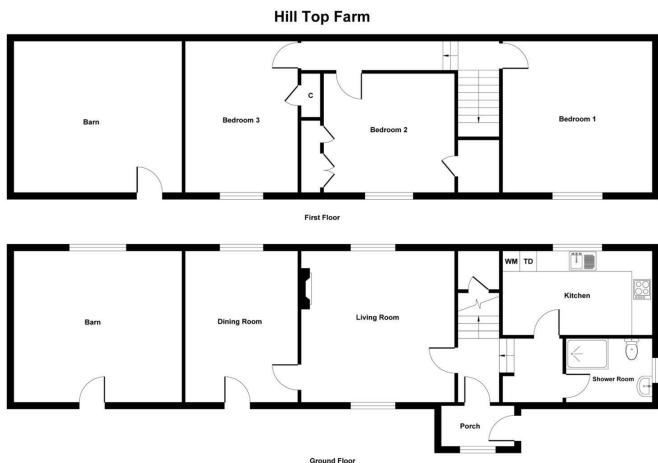
Summary

Enjoying a stunning Lakeland setting with this traditional 3 Bedroom Farmhouse with adjoining barn, detached stone barn and further outbuildings and around 50 acres of ring-fenced land!





Floor plans



COUNCIL TAX BAND - Allerdale C

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 | | 100+ | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 32 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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



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