



Woodfoot Farm | Bampton | Penrith | CA10 2QJ

Guide Price £700,000



david britton
ESTATES



Key Features

- Rare to market 19th Century farmstead with circa 3.5 acres
- Detached farmhouse requiring full renovation
- Adjoining and detached outbuildings
- Elevated position overlooking the highly sought-after Lowther Valley
- Conversion potential (subject to planning)
- Spectacular panoramic views across the valley
- Standalone position on the edge of Helton, Askham, and Bampton
- Perfect for smallholding, livestock, or storage
- Wonderful renovation opportunity
- Lake District National Park & UNESCO world heritage site

Summary

A rare to market opportunity to acquire a characterful traditional farmstead complete with approximately 3.5 acres of land and a range of adjoining and detached outbuildings.

Occupying a commanding elevated position with breathtaking views overlooking the highly sought-after Lowther Valley and Knipe Scar, this property sits in the Lake District National Park.



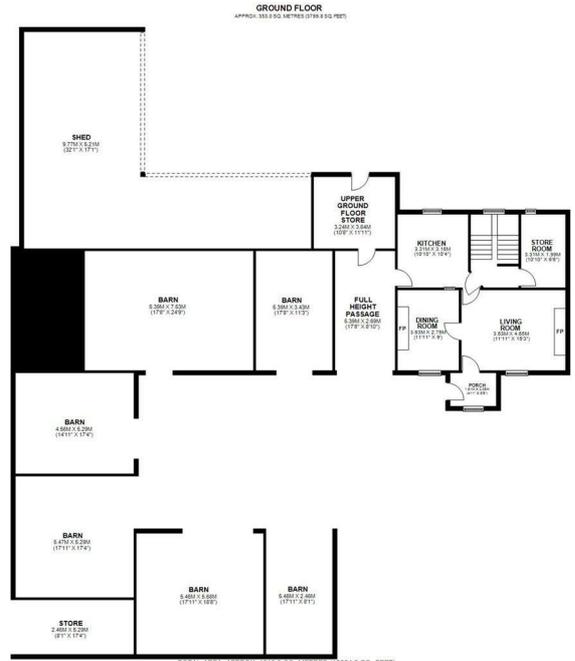


Floor plans



This is a rough indication of the plot available and as such cannot be relied up as a true likeness of the land for sale

Area
3.64 ac



All measurements and details within this floor plan are approximate and should not be relied upon for legal purposes. It is recommended to accept for any errors, omissions, or inaccuracies. The floor plan should not be used as an instrument of title and does not form part of any contract. It is recommended to accept for any errors, omissions, or inaccuracies. The floor plan should not be used as an instrument of title and does not form part of any contract. It is recommended to accept for any errors, omissions, or inaccuracies.

COUNCIL TAX BAND - EdenD

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) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(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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