



**Hayward
Tod**

3 bed Det House and Det Barn for Conversion | North Sky Barn | Orton Rigg | Carlisle | CA5 6LL
Guide Price £285,000



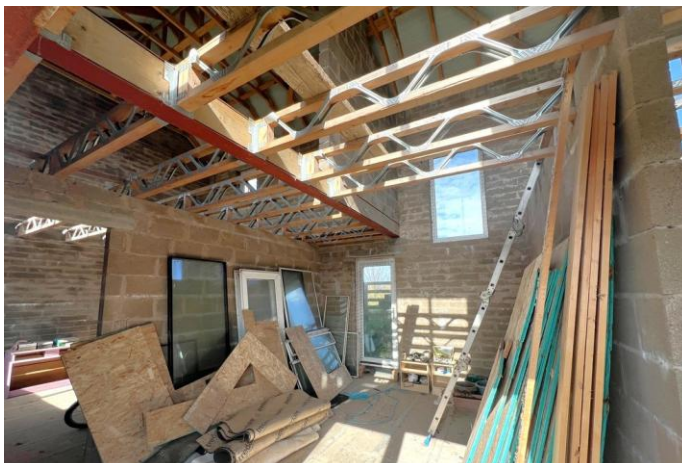


Exciting opportunity to purchase a 3 bed detached house under construction and a stone barn with planning permission for conversion. Pleasant setting just 1 mile from the village of Great Orton which has a pub, primary school and renowned butchers. Handy for Carlisle, Solway Coast and Lake District. The detached barn has full planning permission Carlisle City Council Reference Number 16/0054.

ACCOMMODATION SUMMARY

Proposed ground floor | Hall and stairs | Bedroom one with ensuite and dressing area | Bedroom two | Bathroom | Utility room | First floor | Large open plan living dining kitchen | Bedroom with ensuite and dressing area | Garden | On site parking | Mains water and electricity are on site but not connected to the new build | There is a septic tank on site, shared with a neighbouring property, this is not able to be used for the new build | A new water treatment plant will need to be installed for the completion of the new build | The current vendor had planned to use air source heat pump on the new build | Freehold

The Barn proposed ground floor | Large hall and stairs | Bedroom one with ensuite Bedroom two | Bathroom | Utility | First floor | Generous open plan living dining kitchen | Bedroom three with ensuite | Small front garden and parking | Freehold



WHY ORTON RIGG?

Small rural settlement just one mile from the villager of Great Orton where you will find a pub, primary school and butchers. The area is renowned for wildlife and is just a few minutes from The Watchtree Nature reserve for excellent cycling and walks. Situated to the west of the city of Carlisle, it allows easy access into the city and all its amenities, as well as being minutes away from Orton Grange and Dalston. West Cumbria is easily accessed via the nearby A595, and the nearby by-pass offers quick access to the M6. The property sits in a plot with picturesque views of the surrounding countryside and nearby fells.

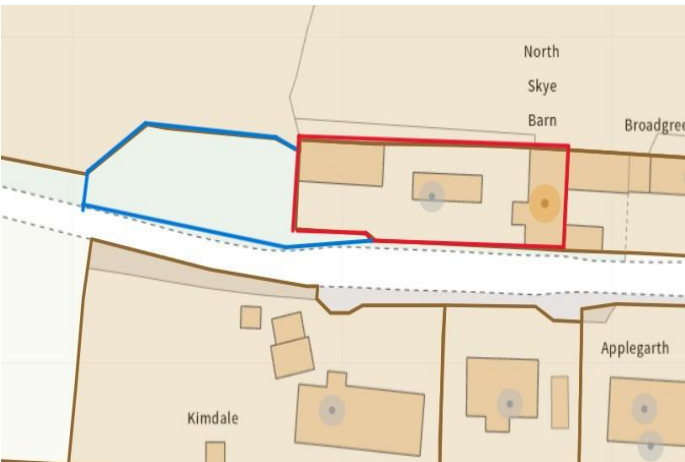
APPROXIMATE MILEAGES Great Orton 1 | Dalston 3.7 |

Central Carlisle - West Coast Mainline Station 6 | Solway Coast ANOB - Bowness on Solway 11.9 | Lake District National Park - Caldbeck 9.8, Pooley Bridge Ullswater 27.5 | Newcastle International Airport 63

Please note the area of land to the left of the gable wall of the house outlined blue on the plan is not in ownership. It is not registered as belonging to anyone. Possessory title would need to be obtained.

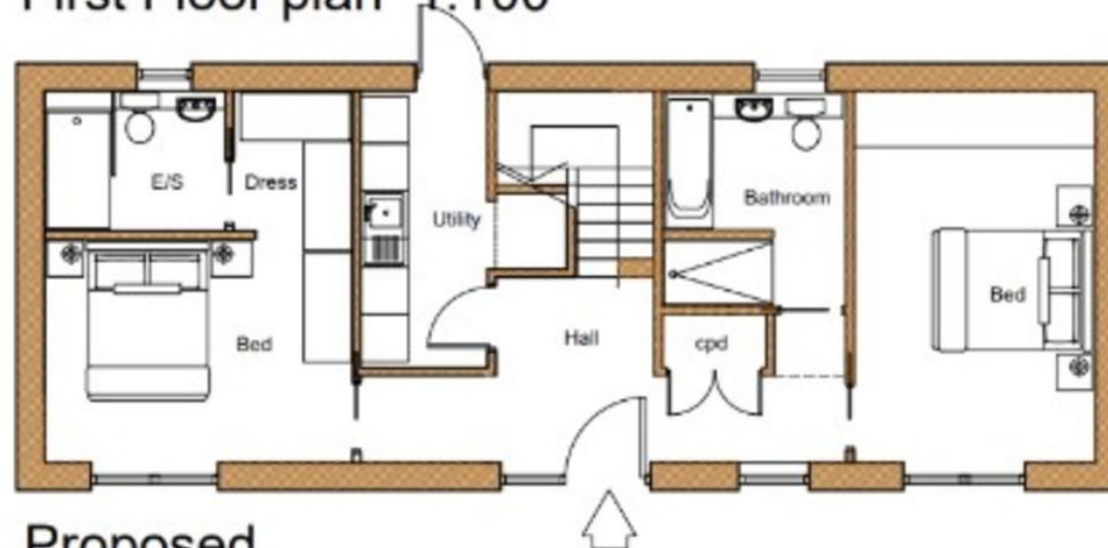


Barn For Conversion





Proposed
First Floor plan 1:100



Proposed

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.