



## Bank Barn

How Mill, Brampton, CA8 9JY

Guide Price £350,000



- Substantial Commercial Office with Granted Planning for Conversion.
- Planning Permission Approved for Conversion into Three Residential Dwellings (STC)
- Original Timeless Character including Stone Arches and Exposed Beams
- Ample Outdoor Space including Large Driveway & Garden Area
- Cumberland Council (Carlisle) Planning Reference: 24/0134
- Beautiful Sandstone Barn within a Peaceful Village Setting
- Flexible Development Potential should you Require One Impressive Luxury Home (STC)
- Plans Including 1 x Three Bedroom Home and 2 x Two Bedroom Homes
- Peaceful Village Setting with Excellent Access to Brampton & Carlisle
- EPC - C

# Bank Barn

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Bank Barn offers a rare opportunity to acquire a substantial sandstone barn in a highly desirable village setting, with exceptional potential for residential development. Full planning permission has been granted for conversion, making it an ideal prospect for developers, investors, or anyone with the vision to create something truly special.

Originally converted and later extended, the property has most recently served as a spacious commercial office and laboratory. Behind its traditional sandstone exterior, the interior combines character with functionality, featuring stone arches, exposed walls, arrow-slit windows, and original beams – providing the perfect foundation for transformation into highly desirable homes with timeless appeal.

The proposed plans and full planning conditions are available via the Cumberland Council website, reference 24/0134, and outline three residential dwellings: a 3-bed, 2-bath home; a 2-bed, 2-bath, both arranged over two floors; and then a characterful ground, single-level dwelling with 2 beds. Each is designed to maximise light, space, and individuality while retaining the charm of the original building.

Alternatively, subject to a planning variation, the barn could be remodelled into a single, impressive family residence, offering the scale and character to become a signature home blending heritage architecture with modern luxury.

Externally, the generous forecourt allows scope for private gardens and dedicated parking for each property, enhancing lifestyle appeal and long-term value. Located within easy reach of Carlisle and Brampton, the barn promises strong demand whether for sale or rental. Whether developed into multiple units or a single home, Bank Barn presents not just bricks and mortar but the opportunity to unlock significant value in one of the region's most attractive rural settings.

How Mill is a charming rural hamlet set amidst the beautiful Cumbrian countryside, just a short distance from the villages of Corby Hill, Warwick Bridge and Hayton. The area offers a peaceful lifestyle while remaining conveniently close to everyday amenities such as local shops, butchers, garages and doctors' surgeries. Outdoor enthusiasts are well catered for, with Talkin Tarn Country Park and Castle Carrock Reservoir nearby, and the wider landscapes of the North Pennines Area of Outstanding Natural Beauty and the Lake District National Park within easy reach. For commuters, the A69 is just a few minutes away, providing excellent connections east towards Newcastle and west to Carlisle and the M6 motorway.

#### **PLANNING PERMISSION:**

Planning consent has been fully granted for the change of use of commercial office to 3no. residential units.

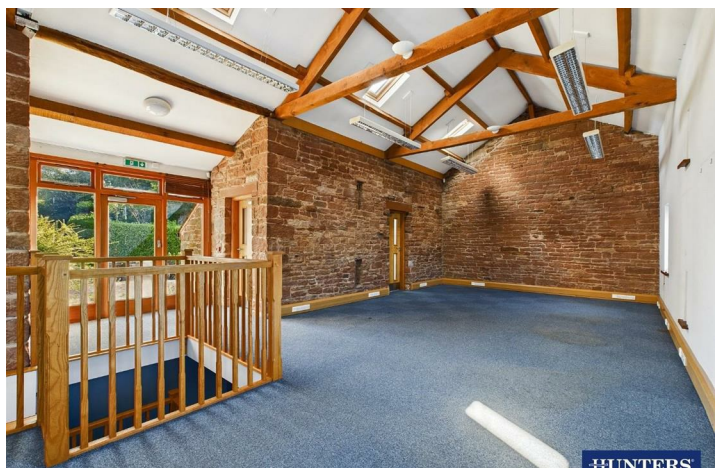
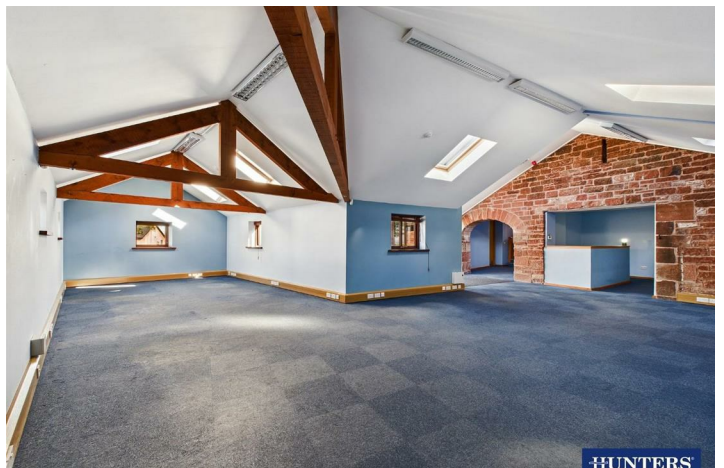
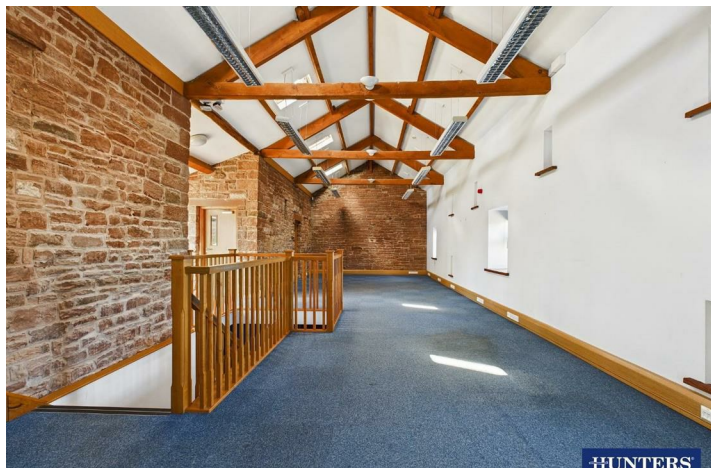
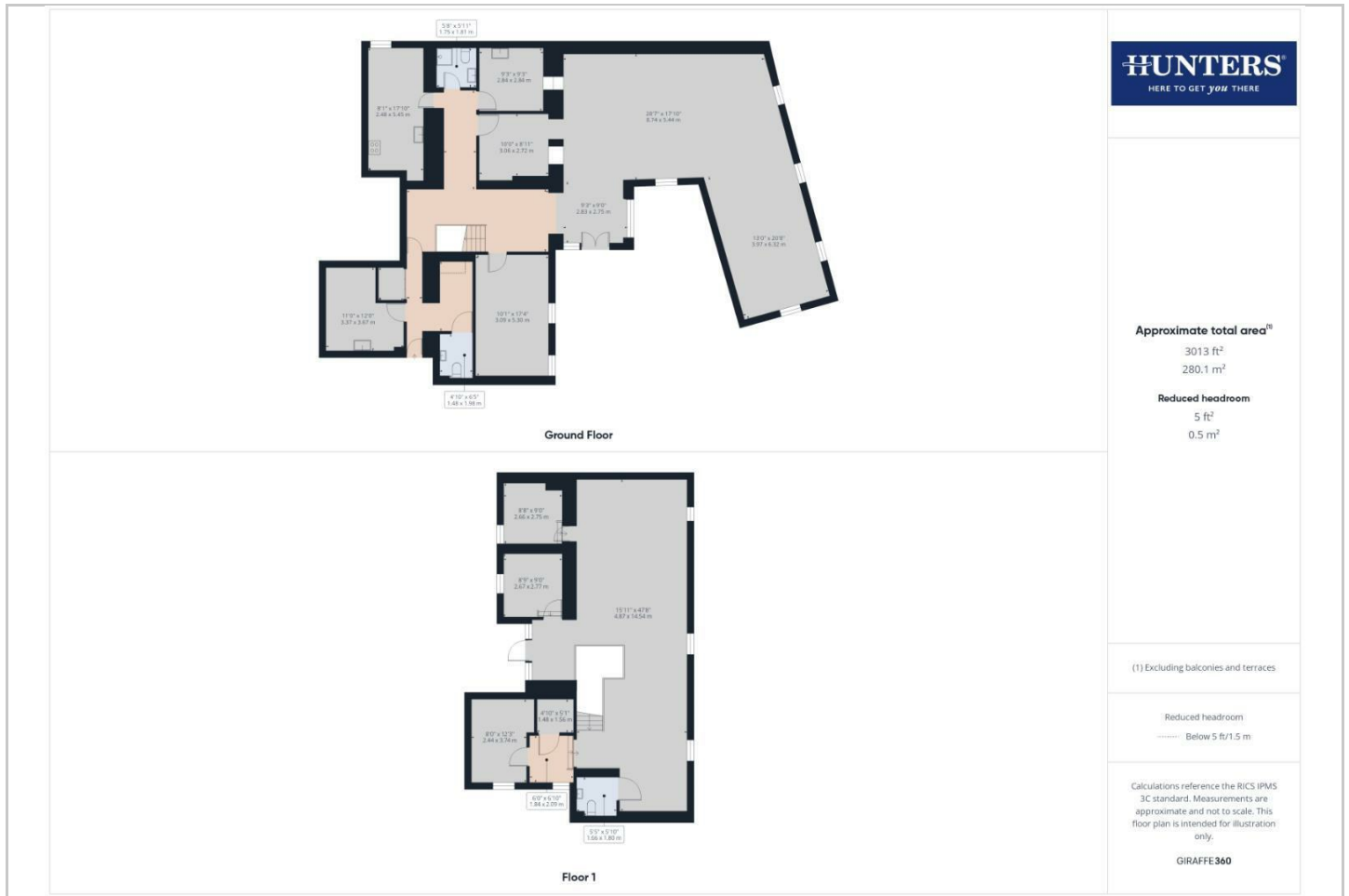
#### **WHAT3WORDS:**

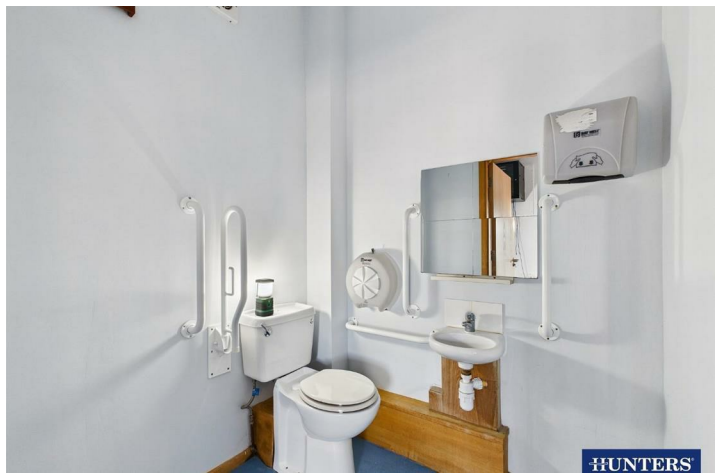
For the location of this property, please visit the What3Words App and enter - trinkets.totally.shuts

#### **AML DISCLOSURE:**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

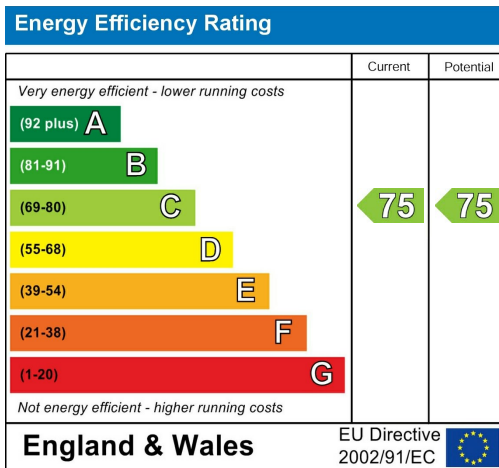
# Floorplan







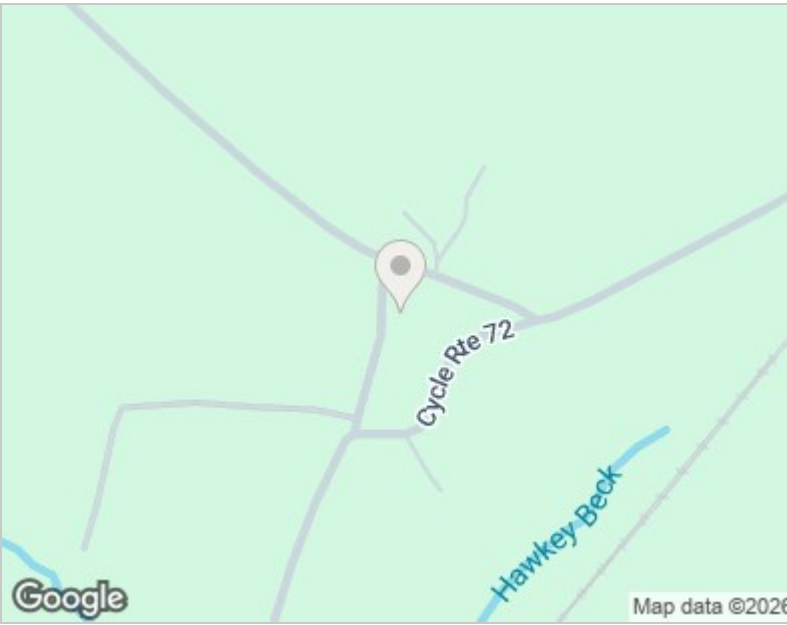
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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