Church Gate House , Penrith, CA10 1UR

Guide price £525,000

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- 3 Bed House, 3 Bed Cottage and Stone Attached Barn
- Circa 1 Acre Paddock
- Scope for Multi-Generational Living / Income Potential
- Village with Primary School & Shop
- Excellent Transport Links
- Occupying a circa 1.5 Acre Plot
- Excellent Development Potential
- Popular Eden Valley Location
- Countryside Walks from the Doorstep
- Viewing is Essential

A rare and exciting opportunity to acquire a substantial rural property comprising a three-bedroom house, an attached three-bedroom cottage, a large traditional stone barn, a range of outbuildings, and approximately 1.5 acres of land, including a one-acre paddock to the front.

Set in a highly desirable location, this versatile property offers exceptional potential for redevelopment, multi-generational living, holiday accommodation, or further expansion, subject to the necessary consents. The characterful stone barn and additional outbuildings provide a wealth of possibilities for conversion or business use, making this an ideal purchase for buyers seeking a lifestyle property with scope to add value.

The generous grounds enhance the sense of space, while extensive parking provides ample room for multiple vehicles, trailers, or caravans.

Enjoying excellent transport links to the nearby market towns of Penrith and Appleby, the property combines peaceful village living with convenient access to local amenities, schools, and the Lake District National Park.

A truly unique property with enormous potential in a superb countryside setting.

Directions

From Penrith, head East on the A66. After approximately 10 miles. Upon entering Kirkby Thore turn left by the village shop onto Cross Street. The property is on the left-hand side.

Ground Floor

The ground floor provides a wide footprint with multiple reception rooms, kitchen areas, and ancillary spaces arranged around a central hallway. In addition to the main living accommodation, the property features a second kitchen, separate staircase, and additional rooms, indicating clear potential for self-contained accommodation.
This layout lends itself to a variety of uses, including multi-generational living, subdivision into separate dwellings, or a main house with annexe, all subject to planning. The current configuration requires modernisation but offers a strong structural basis for redevelopment.

First Floor

The first floor comprises numerous bedrooms arranged across two sections, reflecting the dual-layout nature of the property. The presence of a secondary staircase supports the potential for independent living quarters, making the space well-suited for reconfiguration into multiple units or a principal residence with separate accommodation.

Outbuildings

A range of substantial stone outbuildings significantly enhances the development potential. These include large storage buildings, smaller ancillary units, and a separate garage structure. All offer scope for conversion, redevelopment, or replacement, subject to planning permission.

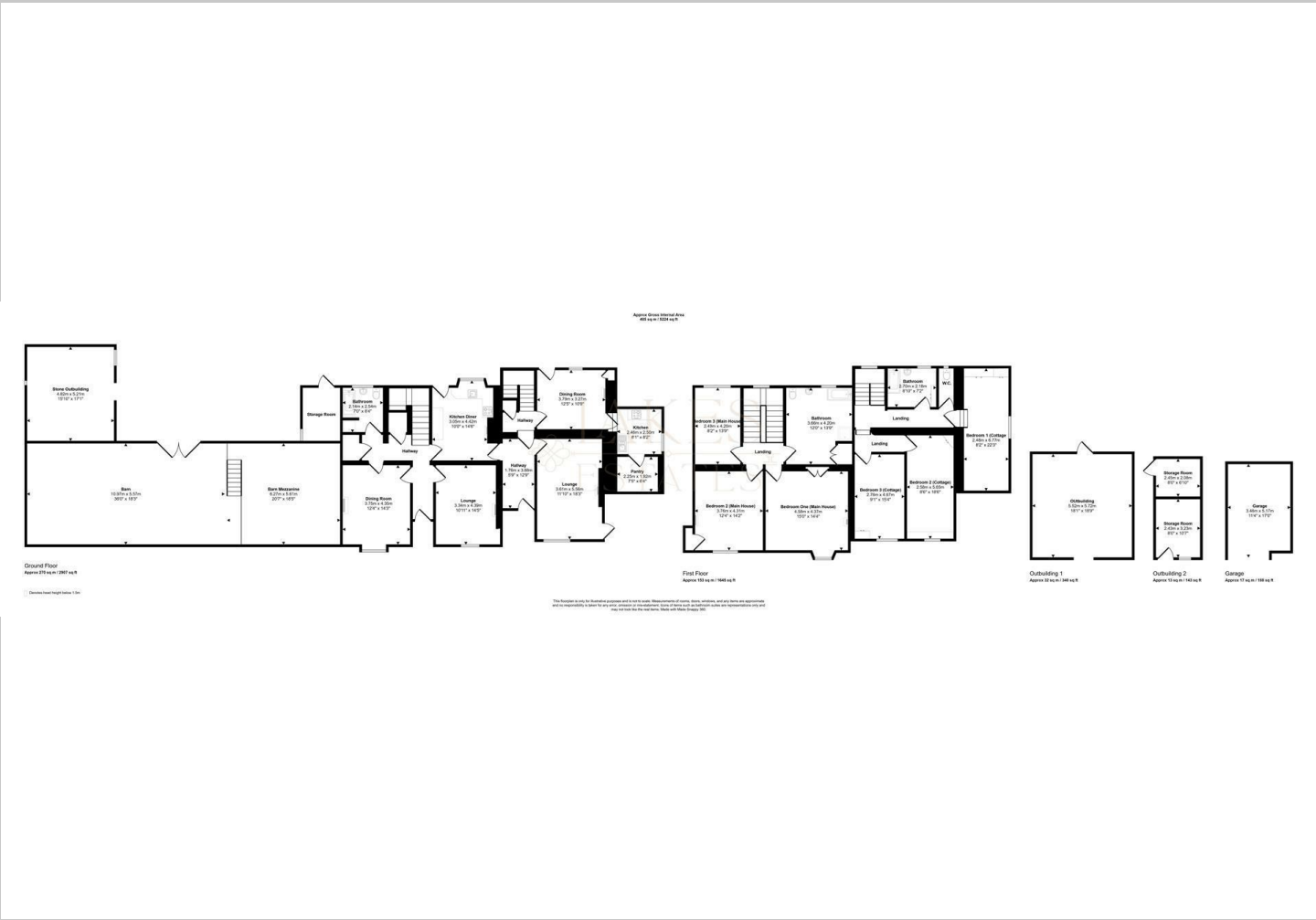
External Space

The property sits within generous grounds extending in total to circa 1.5 acre, further increasing its appeal and flexibility:
A large garden area positioned alongside the secondary wing, offering potential for extension or separate use
A vegetable garden located adjacent to the outbuildings
A yard area providing ample off-road parking and access
A circa 1 acre paddock to the front, ideal for lifestyle use or potential future development (subject to consents)

Investment Potential

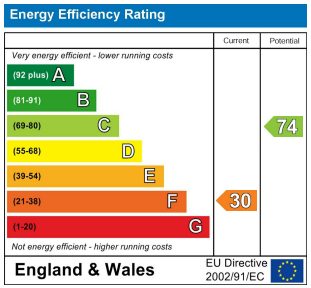
Requiring comprehensive refurbishment, this property represents a rare opportunity to unlock significant value. With its existing dual-living layout, extensive footprint, outbuildings, and land, it is ideally suited for:
Multi-generational or dual-occupancy living
Conversion into multiple residential units
Redevelopment or extension schemes
Mixed residential and lifestyle use

Floor Plans



Location Map

Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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