



Music Farm Lodge | Grange | Egremont | CA22 2PG

Guide Price £550,000



**david britton**  
ESTATES



## Key Features

- Stunning uninterrupted fell views
- Four bedroom bungalow
- Additional Annexe to the side
- Sits in around 1.2 acre plot
- Located in peaceful hamlet
- Immaculately presented with high quality fixtures and fittings
- Flexible use spaces for income or multi-generational needs
- Excellent local amenities, shops and schools
- Close to Solway Coast and Lake District National Park
- No onward chain

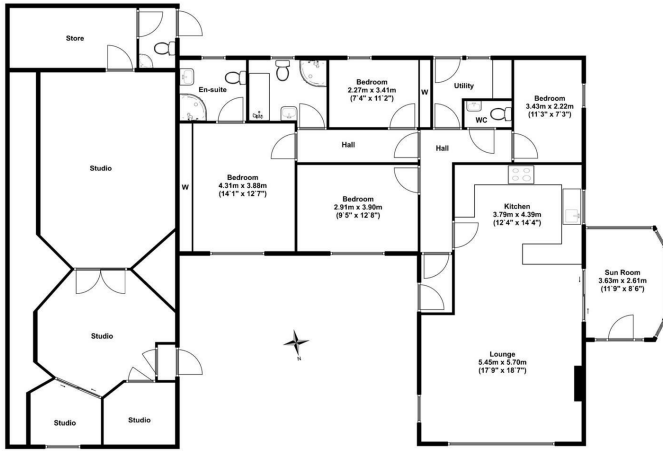
## Summary

Found in a rural yet accessible location close to the Solway Coast and the Lake District National Park, this wonderful 4 bedroom bungalow sits in around 1.2 acres and has an adjoining annexe which is currently used as a music recording studio but has a host of flexible options for income potential and multi-generational living!





# Floor plans



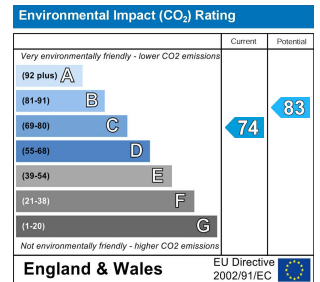
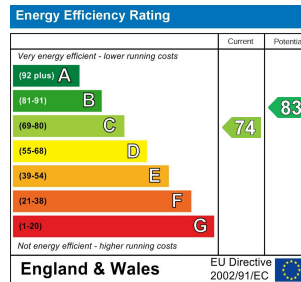
Floor Space  
Approx 83.00 Sq meters (893.00 Sq feet).

Floor Space  
Approx 135.00 Sq meters (1453.00 Sq feet).

## COUNCIL TAX BAND - AllerdaleE

### 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.



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