



Custodian Cottage Shap Abbey | Shap | Penrith | CA10 3NB

£210,000



**DAVID BRITTON**  
ESTATES



## Key Features

- Timber constructed detached bungalow
- Views over Shap Abbey
- Secluded location
- Ideal holiday home/holiday let
- Property has been part refurbished
- Unusual opportunity

## Summary

Custodian Cottage is situated just outside the grounds in Shap Abbey, a well known landmark in Cumbria. The property sits long side a beautiful running river and is nestled in a valley with beautiful views. The cottage itself is of timber construction and has been part renovated. A position like this with a property of this type is very rare and would make a fabulous holiday home or holiday let.





## Floor plans



### COUNCIL TAX BAND - New Build

#### 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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