



Ghyll Bank Farm | | Grayrigg | LA8 9BS

Guide Price £530,000



DAVID BRITTON
ESTATES



Key Features

- 4 bedroom detached Lakeland farmhouse
- Around 12 acres of land
- In need of renovation
- A range of barns & outbuildings
- 3 reception rooms
- Dining Kitchen
- Boot room & Pantry
- Four bedrooms and Family bathroom
- Garage and Parking to the rear
- Accessible location close to Kendal and Tebay

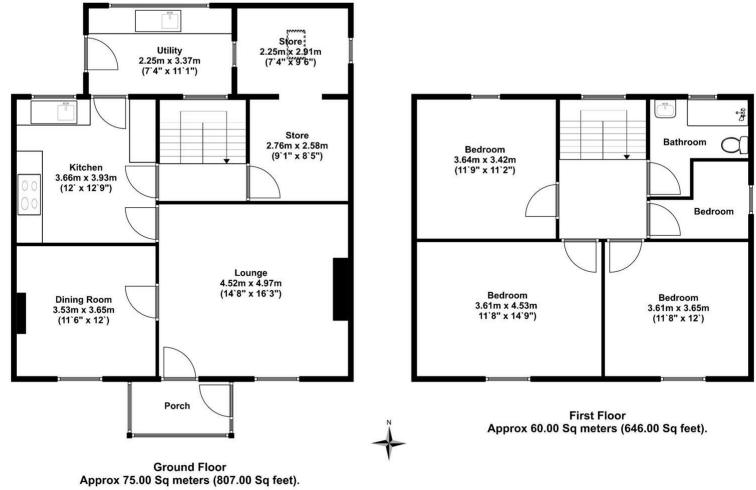
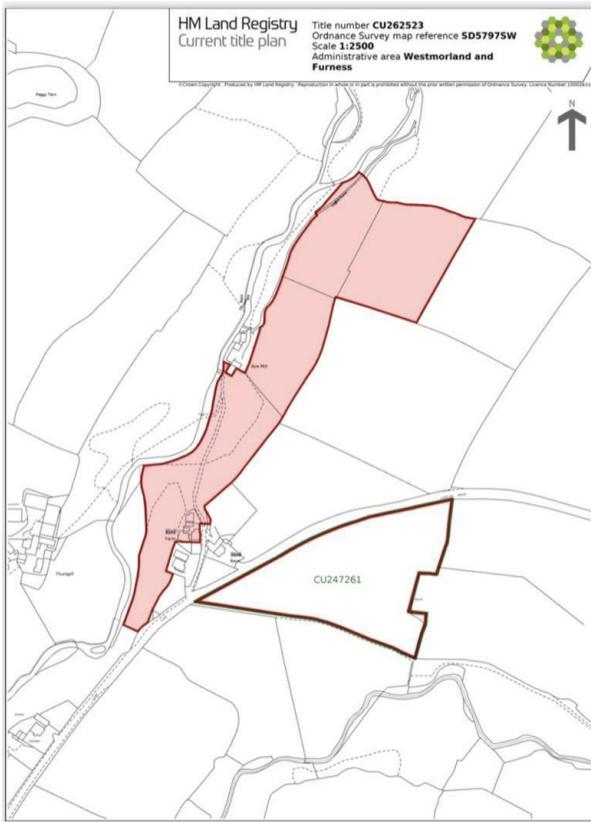
Summary

Traditional 4 bedroom Farmhouse with a number of outbuildings & barns and around 12 acres of grounds, sitting in a private yet accessible location close to Kendal and Tebay. Internally in need of renovation with further development potential (STP), this is a wonderful opportunity to put your own stamp on your next home and create that idyllic country lifestyle as a small holding/equestrian home. The land plan showing the extent of the grounds can be seen on in pink on our listing.





Floor plans



COUNCIL TAX BAND - South LakelandE

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	45	
(1-20)	G	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park

Penrith

Cumbria

CA11 9GR

01768881111

Sales@brittonestates.co.uk

www.brittonestates.co.uk