HUNTERS®

HERE TO GET *you* THERE



Denton Holme

Carlisle, CA2 5LJ

Guide Price £600,000

4 4 4

- Grade II Listed Property
- Over 5,500 square ft of Development Opportunity
- Formal Rose Garden, Plenty of Parking and Woodland Garden
- Potential Conversion to 4/5 Bed House
- VAT Opted
- Riverside to the Caldew and the Iconic Weir
- Suitable for Residential Conversion or Buisiness Use
- Comes with Uncultivated Riverside Land
- Or Potentially Luxury Flats, all subject to PP
- Rateable Value £18,500 per annum

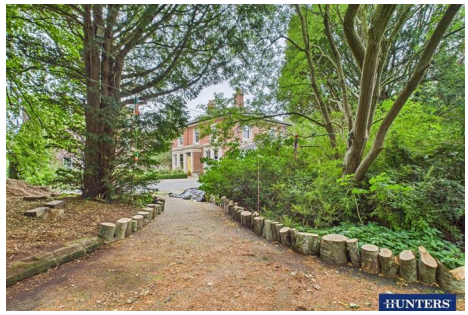
Tel: 01228 584249

Denton Holme

Carlisle, CA2 5LJ

Guide Price £600,000







There are multiple commercial uses for Holme Head House, which sits elegantly alongside the alongside the River Caldew. The iconic weir that powered the Mill, is opposite the house and fromer uses have included being run as a popular bar and restaurant (locals may remember 'The Bay') With an equipped kitchen in place and plenty of outdoor space for a beer garden and car parking, this could be an ideal purchase for the leisure industry.

The current owners purchased the near derelict building in 2012 and have restored and improved the property and grounds to a high standard. This Grade II listed property is now being offered for sale as either a commercial property suited to the restaurant and leisure industry (there is a fully equipped commercial kitchen in the basement with a 5-star rating from the FSA) , or for conversion to residential accommodation as either a single signature home or perhaps to luxury flats (subject to planning permission).

The internal accommodation is open plan on the ground and first floor levels reflecting the building's recent commercial uses, but conversion back to residential is easily done with the reinstatement of internal walls and with the original covings from each of the former rooms still in in place.

Moving outside, the property sits impressively behind brick walls with iron railings and gates. A formal rose garden leads to the front door of the main building, whilst to the side there is ample parking space in front of the non-listed single story extension. In the wooded area you will find multiple raised vegetable beds. The property also comes with significant riverside land which could be an exceptional asset for commercial or private buyers.

Viewings strictly by appointment with the agent as the facility is still used as a working business

Ground Floor

The door to the original double fronted building is flanked by two deep bays, has a grand central staircase leading to the first floor, and to the side is a large single story function room. The ground floor accommodation totals 2,731 square feet.

First Floor

The first floor space totals 1,447 square feet and whilst currently open plan, the former layout would have comprised of four to five large rooms. With open views over the River Caldew and the weir.

Cellar

The cellar rooms of the original Grade II house measure approximately 860 square feet. Dry and with power and light.

Commercial Kitchen

The equipped kitchen is fully operational and enjoys a 5-star FCA rating). A list of included equipment is available on request.

Grounds

With a formal rose garden, large car-parking space, a wooded area, and all sitting behind a walled and iron railing boundary wall.

Riverbank

With ownership of a sizable plot of riverside land. Currently the area is fully wild uncultivated but there is potential to for restoration to garden space for both residential and commercial use.

VAT Payable

Please note that the buyer will liable to pay VAT at the relevant rate on top of the purchase price.

AML disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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


HUNTERS
HERE TO GET you THERE
Floor -1
Ground Floor
Approximate total area(1)
5603 ft²
520.2 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



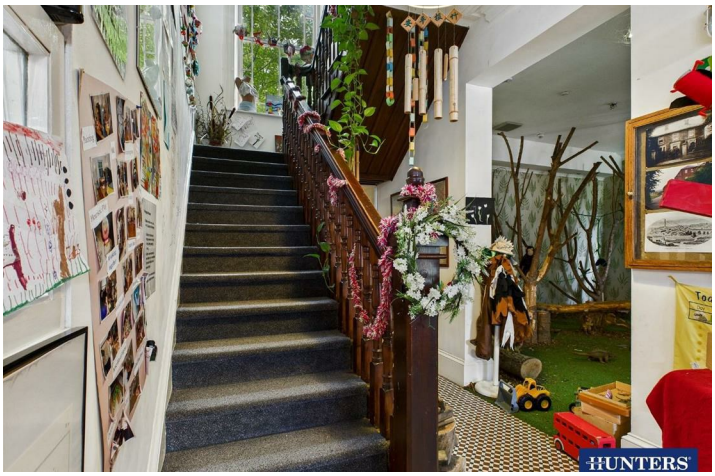







DOLLY'S
KITCHEN
HUNTERS


HUNTERS


HUNTERS

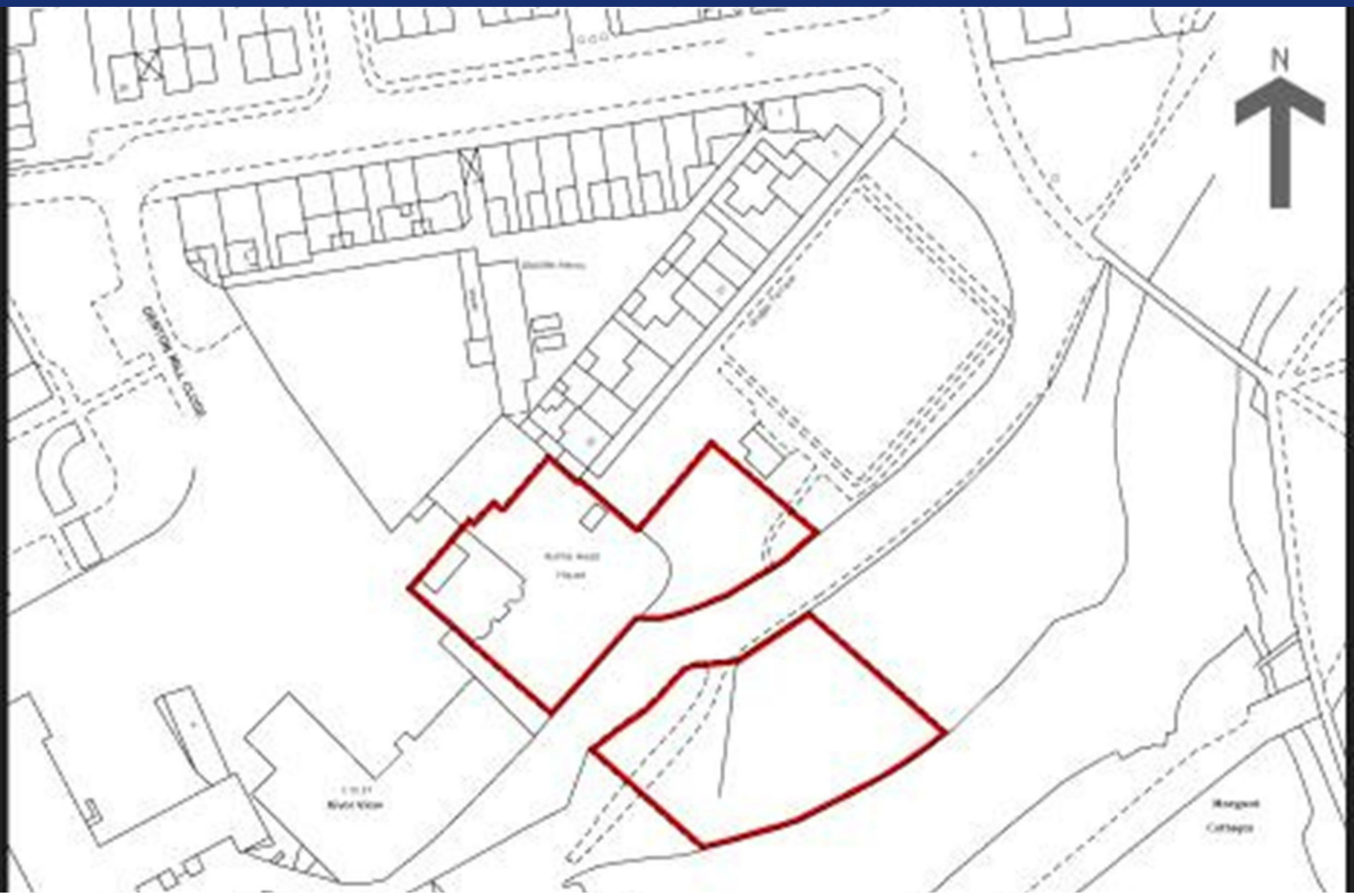

HUNTERS


HUNTERS

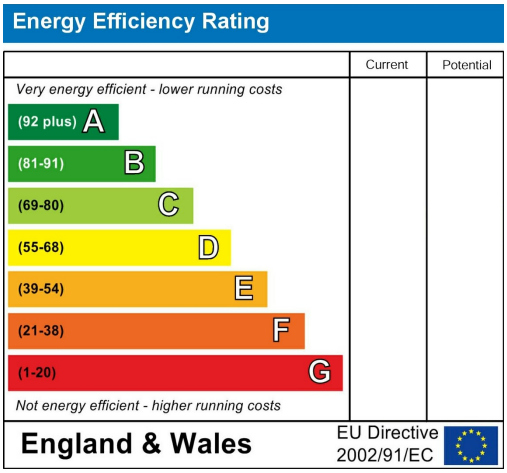

HUNTERS

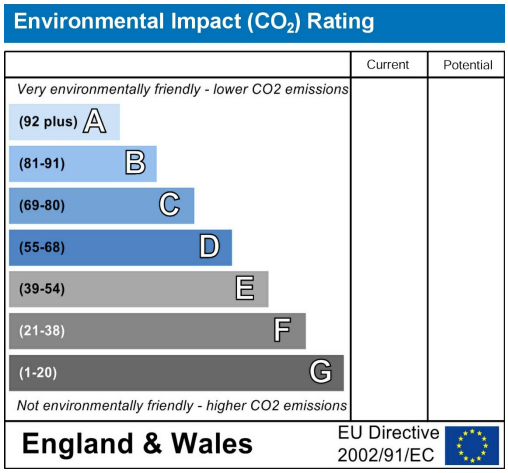






Energy Efficiency Graph

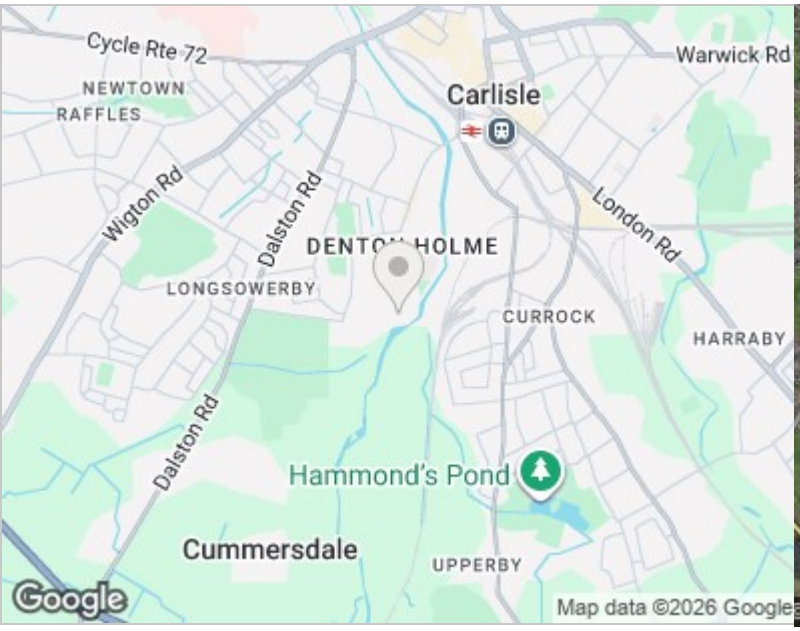




Viewing

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





HUNTERS®

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
https://www.hunters.com

The Property Ombudsman