



Baron Wood View | Kirkoswald | Penrith | CA10 1ED

Guide Price £120,000



**david britton**  
ESTATES



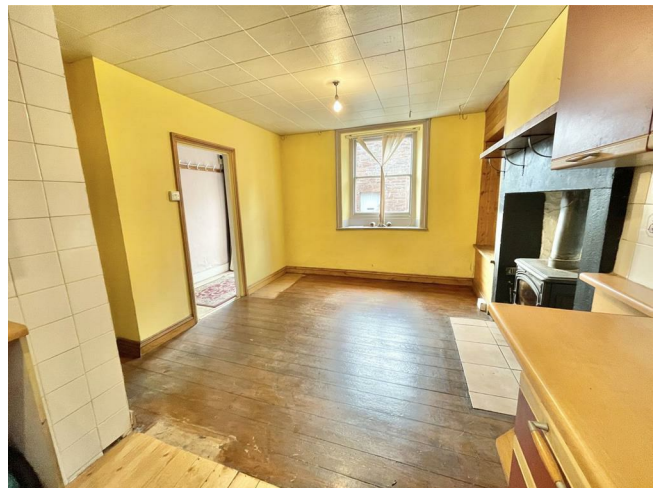
## Key features

- Sandstone end terraced 3 bedroom house
- In need of renovation
- entrance hallway
- large living room
- dining/kitchen
- utility area
- bathroom
- single glazed windows

## Description

Found in the heart of the beautiful Eden Valley village of Kirkoswald is this potential packed development opportunity. Located in the centre of the village which has 2 award winning pubs, doctors surgery, village school, community village shop and garage. Kirkoswald really is a hidden gem! The property is currently configured with large living room, utility corridor, and kitchen/dining area. Upstairs there a 3 good size bedrooms and a bathroom. The property is in need of renovation and has the potential to become a fabulous family home, first time buyers project or a holiday investment. Kirkoswald is approx. 1 mile from Lazonby where there is a supermarket, school, pub and railway station on the Carlisle to Settle line. Penrith is approx. 9 miles away where there are further amenities and easy access to the M6 and A66, the city of Carlisle is approx 18 miles away.

## Directions





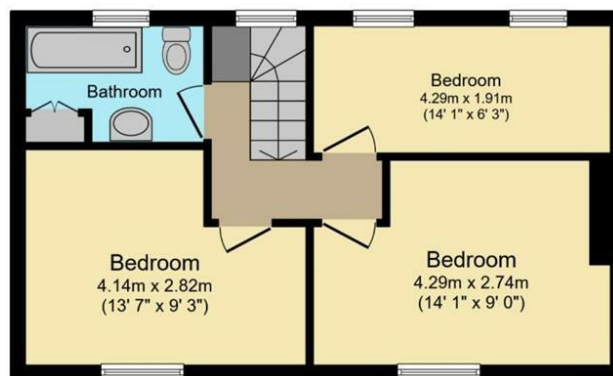


# Floor plans



## Ground Floor

Floor area 40.9 sq.m. (440 sq.ft.) approx



## First Floor

Floor area 40.9 sq.m. (440 sq.ft.) approx

Total floor area 81.8 sq.m. (881 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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