



| Plantation Bridge | Kendal | LA8 9JA

Asking Price £2,500,000



david britton
ESTATES

Key features

- Once in a lifetime ultimate live/work opportunity
- Unique Architect Designed 6 Bedroom Detached House
- Stunning Commercial Building (Approx 7,000 sq ft)
- Located within The Lake District National Park
- Short Distance from M6 Motorway, Kendal and Lakes Towns and Villages
- Situated on the side of A591 it has excellent trading potential/convenience/development potential
- Located at the Gateway to the Lakes its easy access via excellent train and bus links
- Set within approx just over 1 acre offering 48 car parking spaces
- Residential property currently projected to obtain approx, £130,000- £140,000 P.A
- Future potential for further development/office use (subject to Planning)

Description

This is a dream prospect for investors for those seeking superb commercial and residential accommodation for an ultimate live/work arrangement or for those with bigger plans to develop the site which is approximately just over an acre (subject to planning). An already stunning prospect with a commercial building arranged over 2 floors and offering approximately 7000 sq ft of current retail space along with a uniquely designed, detached, sizeable and opulent 6 bedroom property with double garage. Its position, sited on the side of the A591 within the Lake District National Park, offers so much in the way of opportunities whether this remains as currently offered or is developed further by the new owner. The current owners have investigated the prospect of a building a boutique hotel/holiday lets on the current 48 space car park and at present the residential offering is a holiday let.


Plantation Bridge is to be found on the Northern side of Kendal with the M6 at J36 a short distance, as is Windermere and all the other popular Lake District towns and villages for exploring from this location. Transport links are excellent with the mainline station at Oxenholme just outside Kendal linking to Glasgow and Euston but also a connecting line to into the Lakes passing Kendal, Staveley village (closest village) and on to Windermere. The bus services are also regular and link you to all the main Lake District Towns and Villages and Kendal bus station to further locations.

Directions





Floor plans

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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