



Market Place | | Alston | CA9 3QN

Guide Price £330,000



**david britton**  
ESTATES

## Key features

- 5 bedroom terraced property
- Mixed use as previously used as a tea room
- Currently used as a dwelling
- Dining room
- Living room
- Gym
- Car park to the front
- Traditional features
- Immaculately presented
- Utility room

## Description

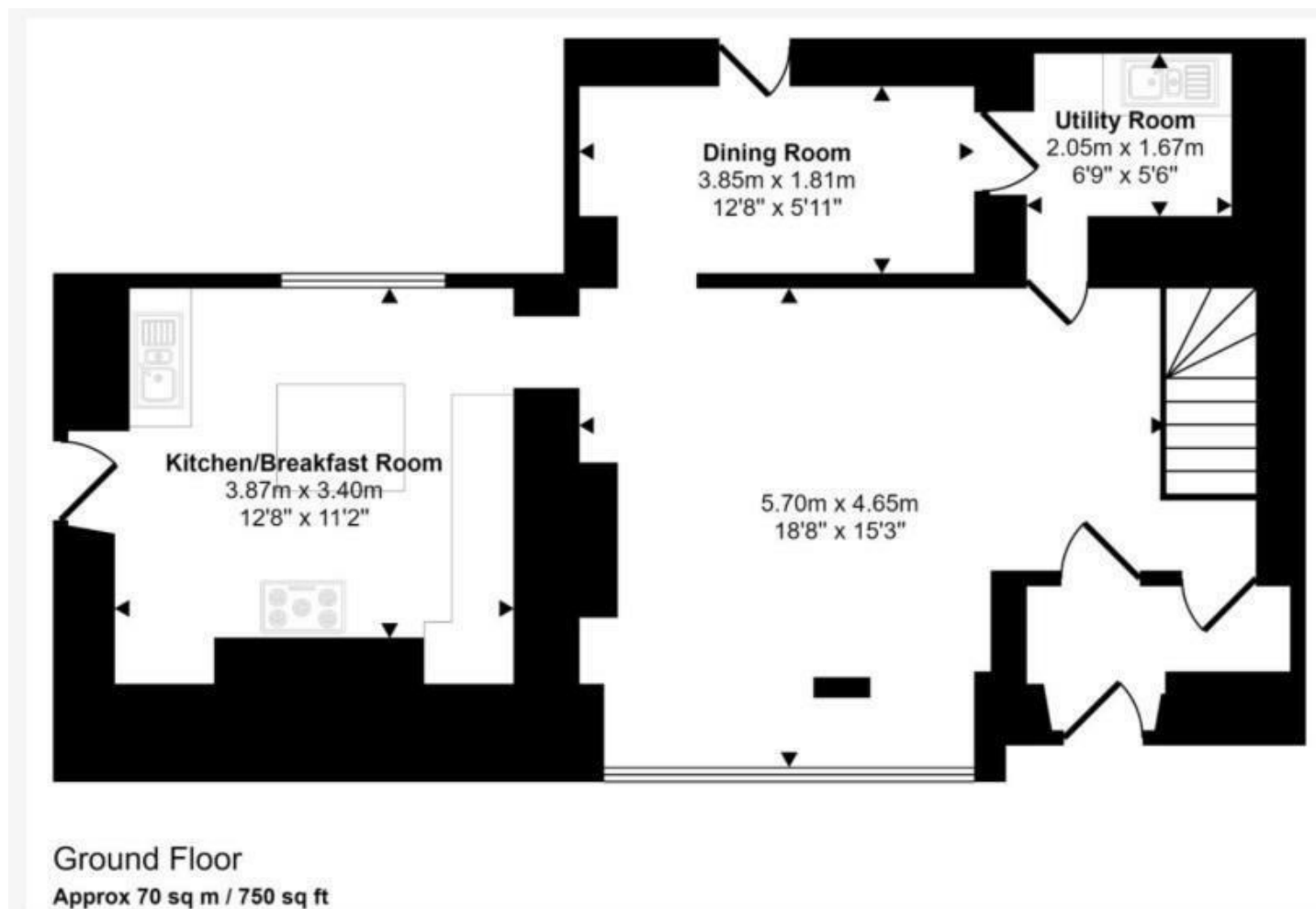
Found in the heart of the bustling historic market town of Alston is this incredible Grade II listed former tea room with mixed use for both business and residential. It's current configuration has business space on the ground floor, and spacious family rooms. With excellent potential to re-open as a popular tea room due to its location on the traditional cobbled street in the heart of the town. The accommodation is extremely spacious throughout and immaculately presented, the rooms are bright and airy and comprise of kitchen/diner which could be used for commercial use, dining room, living room, bathrooms, WC, 5 bedrooms and a gym all set over 3 floors, it would make a fabulous work/life balance opportunity. There is a car park to the front and gardens to the rear. Alston itself is very popular with visitors being on the Coast to Coast route and offers a host of amenities including shops, supermarket, garage, cafes, pubs, and schools. Alston offers easy access to the A69 and the popular A686 Hartside Pass which leads to Penrith where there are further amenities available.

## Directions





## Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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