



| Orton | Penrith | CA10 3RX

Guide Price £200,000



david britton
ESTATES

Key features

- Superb Development Opportunity in approx 1 acre plot
- Planning consent for three dwellings
- Desirable Westmorland Dales Village
- Traditional Grade II Stone Barn, dating back to 1740
- Off road parking, gardens and additional land
- Stunning countryside views
- Local Occupancy Applies to New Dwelling only
- Planning Reference E/11/16B
- Excellent local amenities
- Close to M6, Shap, Tebay and Penrith

Description

A RARE OPPORTUNITY TO PURCHASE ATTRACTIVE GRADE II LISTED STONE BARN WITH FULL PLANNING PERMISSION TO CONVERT INTO TWO DWELLINGS AND BUILD A FURTHER DETACHED 2 BED DWELLING TO THE REAR.

This is a unique opportunity to develop your own barn which is located in the heart of the desirable Westmorland Dales village of Orton. Dating back to 1740 and sitting on a generous L shaped plot equates to approximately just under 1 acre offering scope for keeping a pony or some livestock! This traditional stone barn with a slate roof has planning consent to convert into a 2 and 3 bedroom home. There is permission granted to demolish an existing building to the rear to create a further 2 bedroom property which will be subject to a Parish Local Occupancy Restriction. Externally there are gardens spaces and parking for 2 vehicles per property. Each home will enjoy views across open countryside whilst being in close proximity to the village amenities. Orton has a thriving community with village school, shop/post office, tearoom, church, chocolate factory and monthly Farmers' Market. The village is located around 20 minutes' drive from Penrith and Kendal and has excellent access to the M6 (Junctions 38 and 39). Further details can be found using the reference E/11/16B on the Yorkshire Dales National Park Planning website.

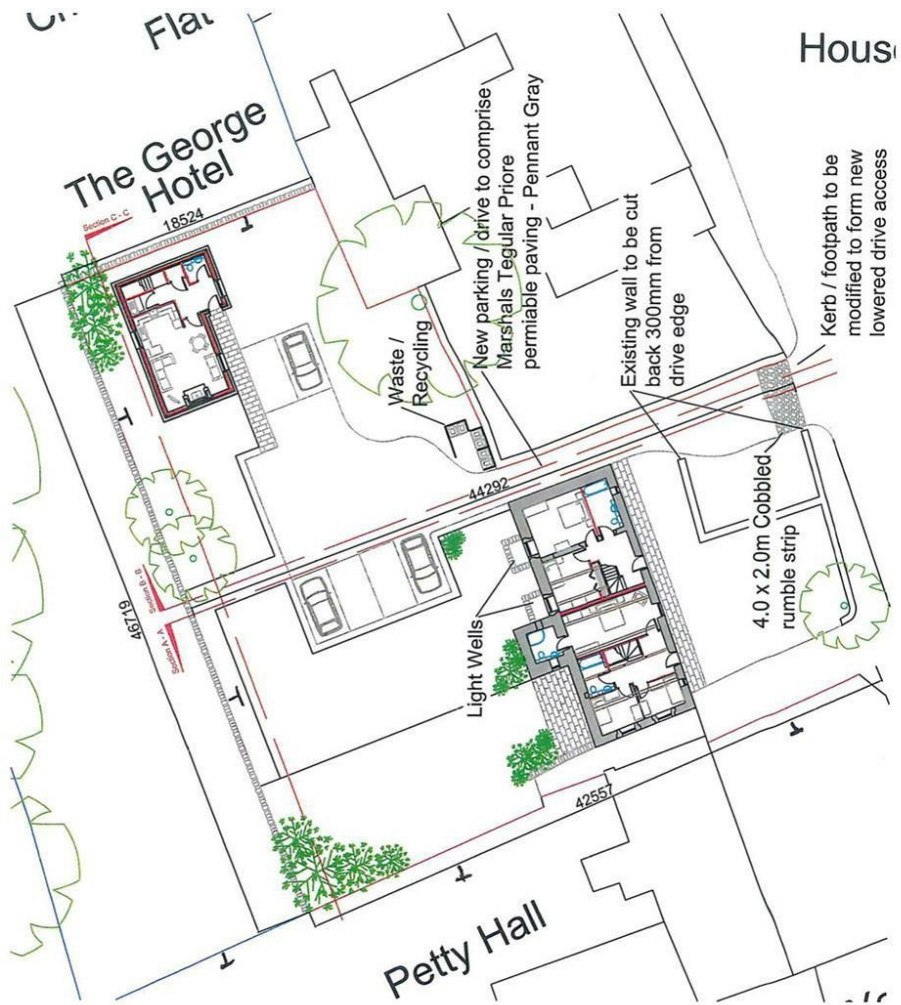
** Local Occupancy Restriction Applies to New Build property only*** Viewings strictly by appointment only **

Directions





Floor plans



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		
(1-20) G		
Not energy efficient - higher running costs		
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