



| Culgaith | Penrith | CA10 1QF

Guide Price £500,000



david britton
ESTATES

Key features

- Significant Plot, ideal for light industrial or small business
- Around 3 acre site
- Detached property for refurbishment
- Excellent Transport links
- Development potential (STP)
- Desirable Eden Valley village location

Description

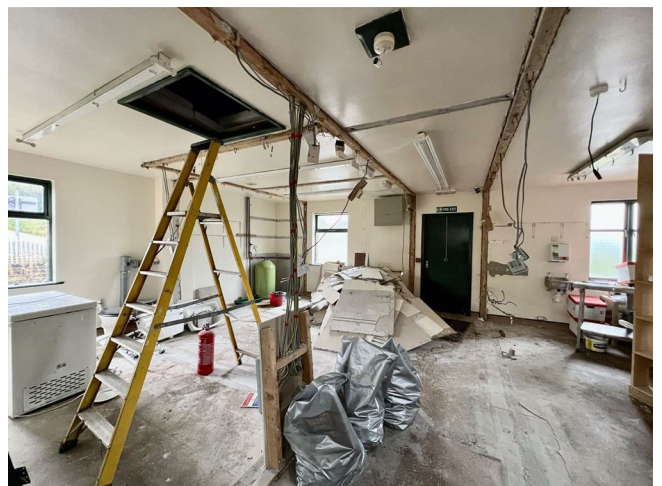
Significant plot with a detached property, ideal for refurbishment in the heart of the Eden Valley village. There is almost 3 acres of land on the edge of the desirable village of Culgaith with a host of flexible options. The site comprises of a large, detached building which has previously been a commercial property but now has residential consent to create a spacious home.

It is an ideal refurbishment project which would make a wonderful 4/5 bedroom home with extensive grounds, ideal for a light industrial site or a live/work opportunity with excellent transport links to the A66 and beyond or simply a home with a large garden, perfectly positioned on the edge of the popular Eden Valley village of Culgaith.

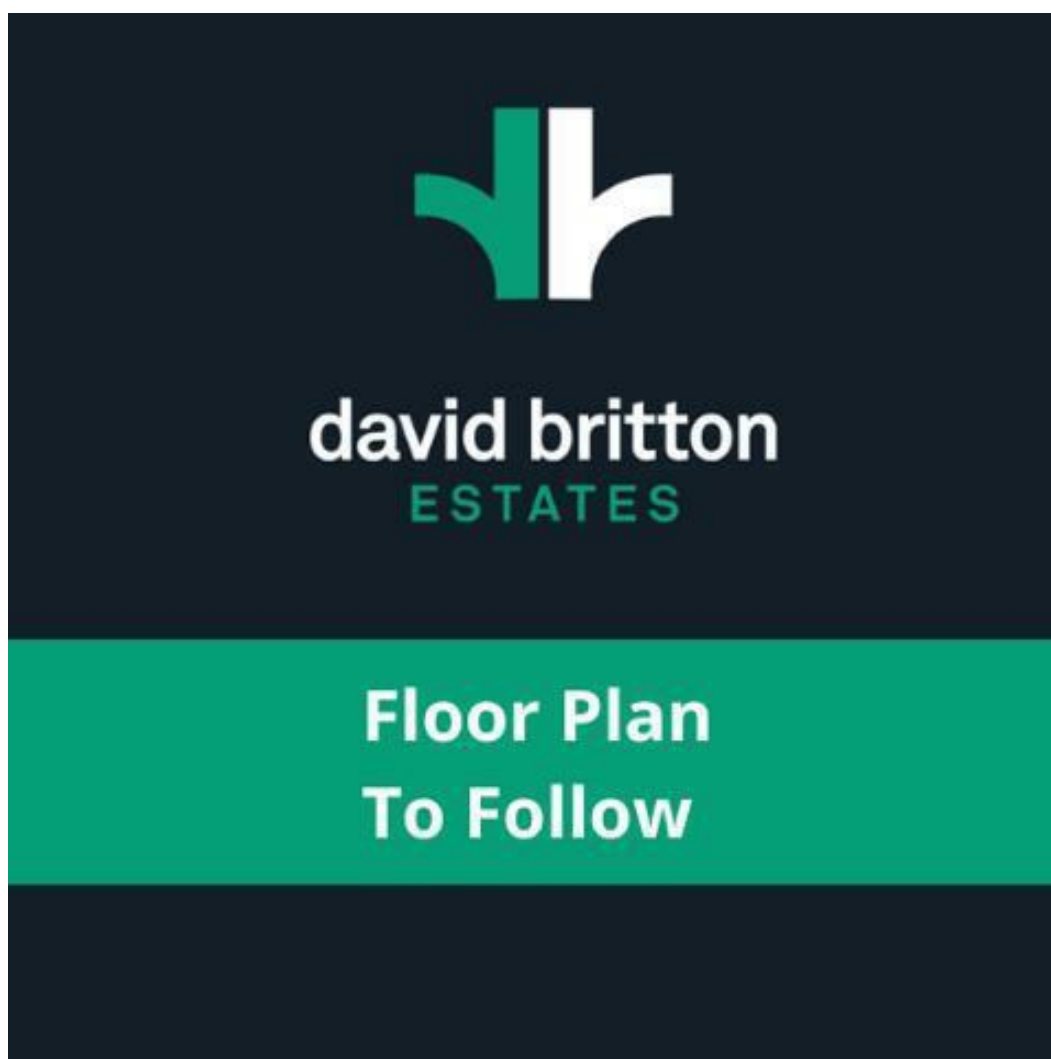
The village itself sits around 3 miles from Langwathby and around 8 miles from Penrith with excellent transport links and amenities close by including highly regarded secondary schools, supermarkets and shops and good range of sports/leisure facilities. The Lake District National Park is just a short drive away.

****Viewing Strictly by appointment only****

Directions







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