



**Hayward
Tod**

Unconverted Barn | Cumrew | Brampton | CA8 9DD

£150,000





An exciting opportunity to secure a sizable development site, with existing planning permission, for a single dwelling in a peaceful village.

APPROXIMATE MILEAGES Carlisle 13 | Brampton 8.5 | Penrith 15.5 | M6 motorway 10.5

WHY CUMREW? Nestled at the foot of the Pennines, the charming village of Cumrew offers the perfect blend of rural tranquillity and historic character. This delightful location boasts traditional stone cottages set against breathtaking countryside views, providing an idyllic escape from the hustle and bustle. The village has a rich history, with its 12th-century church, St. Mary's, being a central landmark. With its peaceful ambiance and scenic surroundings, Cumrew presents a rare opportunity for those seeking a picturesque retreat in the

heart of Cumbria's stunning landscape. Perfect for nature lovers and those yearning for a countryside lifestyle. For those needing to work remotely the village is served by fibre broadband.

ACCOMMODATION A well-proportioned plot with off-road parking and access at the rear presenting the incoming buyer the opportunity to build a modern detached home as per the existing drawn plans or create a more vernacular style home to their own specifications. The plot is currently not serviced, aside from a connection to a shared private drainage system, but water and electricity connections are both close to hand. There is a large area of hardstanding to the rear providing parking and access from a track off the main road. Whilst the current planning permission is historic it remains valid as a commencement order is in place.



Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.