



## The Dutch Barn, Hutton Roof, Penrith – CA11 0XY

Guide Price £245,000



# The Dutch Barn, Hutton Roof

## Penrith

Here's THE DEAL: Located with a backdrop of the Carrock Fells sits a unique opportunity. A very well appointed Dutch Barn sits proud within an attractive site, ready to be converted into your new, exclusive, four bedroomed home.

With careful thought and consideration given to the privacy of the occupants, the proposed plans afford the property a private drive off the established driveway to How Hill, and a garden positioned to run along the front of the residence. The actual property layout has also been carefully planned to take full advantage of the countryside views and rural positioning of the Dutch Barn, with picture windows complementing these attractive aspects.

As the CGI's demonstrate, there is an air of luxury in mind when it comes to the conversion of this unique structure, appealing to those who wish to acquire a building they can convert into an executive dwelling, yet combining bespoke fixtures with modern living and convenience in mind.

If you are interested and perhaps don't have a builder in mind, there are options which we would be happy to discuss further.

Planning has been granted for the conversion - 22/0318. Existing post foundations have been completed and inspected by a structural engineer.

- Sizeable Dutch barn ready for conversion
- Planning reference 22/0318
- Create your own executive home





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*Please note the following:*

- The area included in the sale is colored red on the site plan drawings.
- The yellow section titled 'New Wood', on the site plan is where the drive/access to the property runs through (right of access). This area, 'New Wood', can also be purchased, by separate negotiation.
- The property cannot be used as a commercial holiday let.
- The Agricultural building outlined in red (photo 5 online), will be reduced or removed, moving the structure away from the boundary of the Dutch Barn.

Within a stone's throw of the Lake District National Park, the Dutch Barn is located in an area offering an idyllic rural lifestyle, yet remains easily accessible and conveniently appointed. Arguably, the best of both worlds. Situated on the outskirts of Greystoke Forest and with nearby towns, including Penrith, and other places of interest within a 30 minute commute, residents can enjoy a peaceful retreat, access the excellent transport links or go and enjoy what this wonderful countryside has to offer.

- Sizeable Dutch barn ready for conversion
- Planning reference 22/0318
- Create your own executive home
- Ample parking
- Private appointment
- Stunning views
- Services available to connect to
- Assistance with the build available
- Council Tax band: TBD / Tenure: Freehold



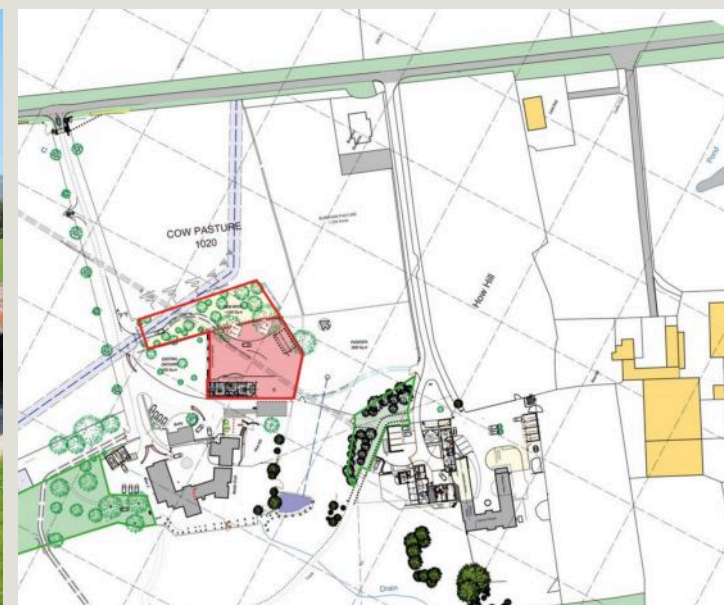
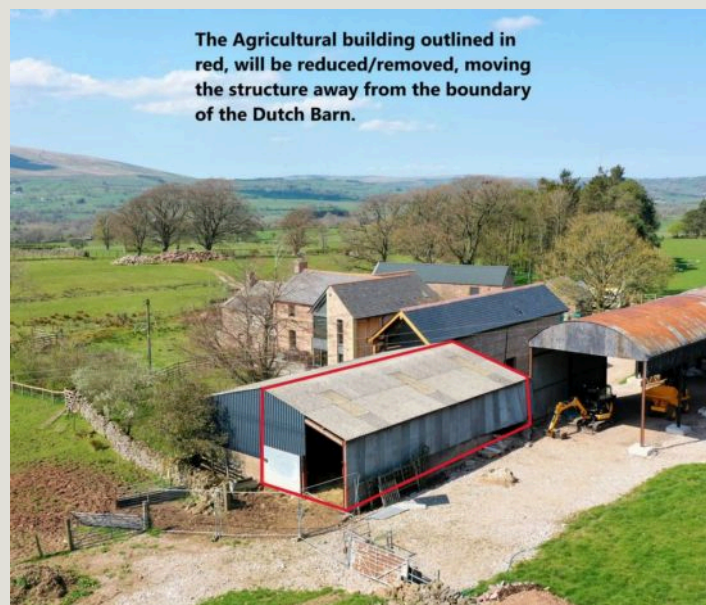
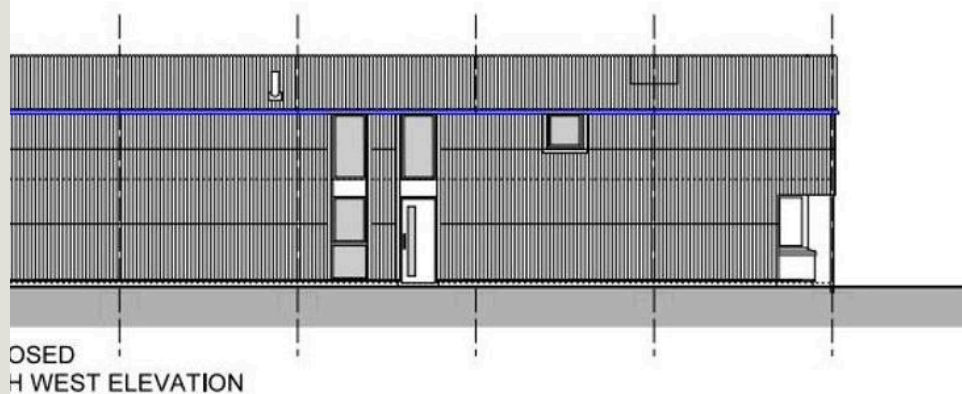
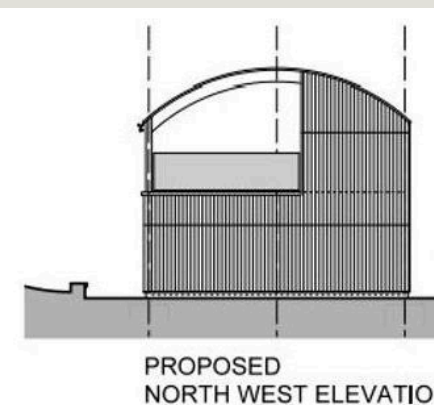
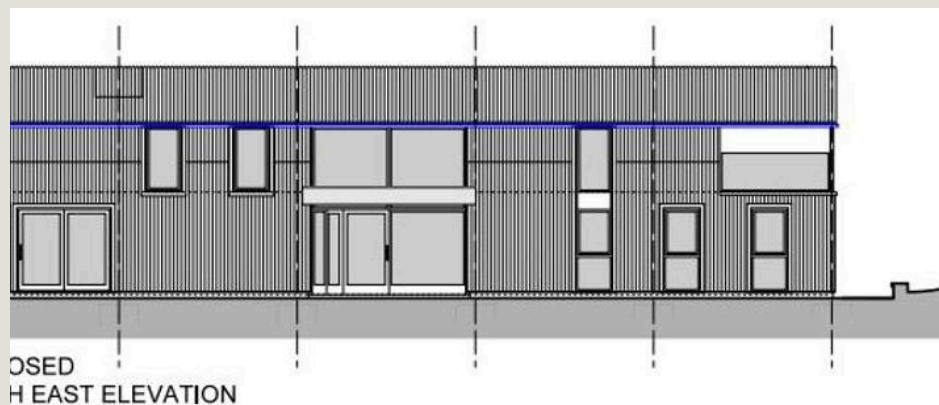


## Services

We understand that services are available to the structure – Water: supply is adjacent to the site ready for connection. Electric: ducting is on site and ready for connection through ENW. Drainage: surface water connection is on site linking to an existing balancing SUDs pond; foul treatment plant can be connected to this discharge point. There is a sewerage pipe in situ, ready to be connected too. Fibre Broadband: 1GB fibre broadband to the premises is on site ready to connect to B4rn. Disclaimer: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

## Directions

What3Words – confused.promotes.galloping From Penrith, take the A6 northward for approx. 2 miles then at the Stoneybeck roundabout take the first exit. Continue to the next roundabout and take the second turn off on to the B5305 towards Wigton. Stay on this road, passing Hutton in the Forest and then take the left turn for Lamony. Once in the village, follow the road which will veer right, with a signpost for Hutton Roof. Follow this road and take the first right at the crossroads. Continue along, then take the third left turn, signposted How Hill.



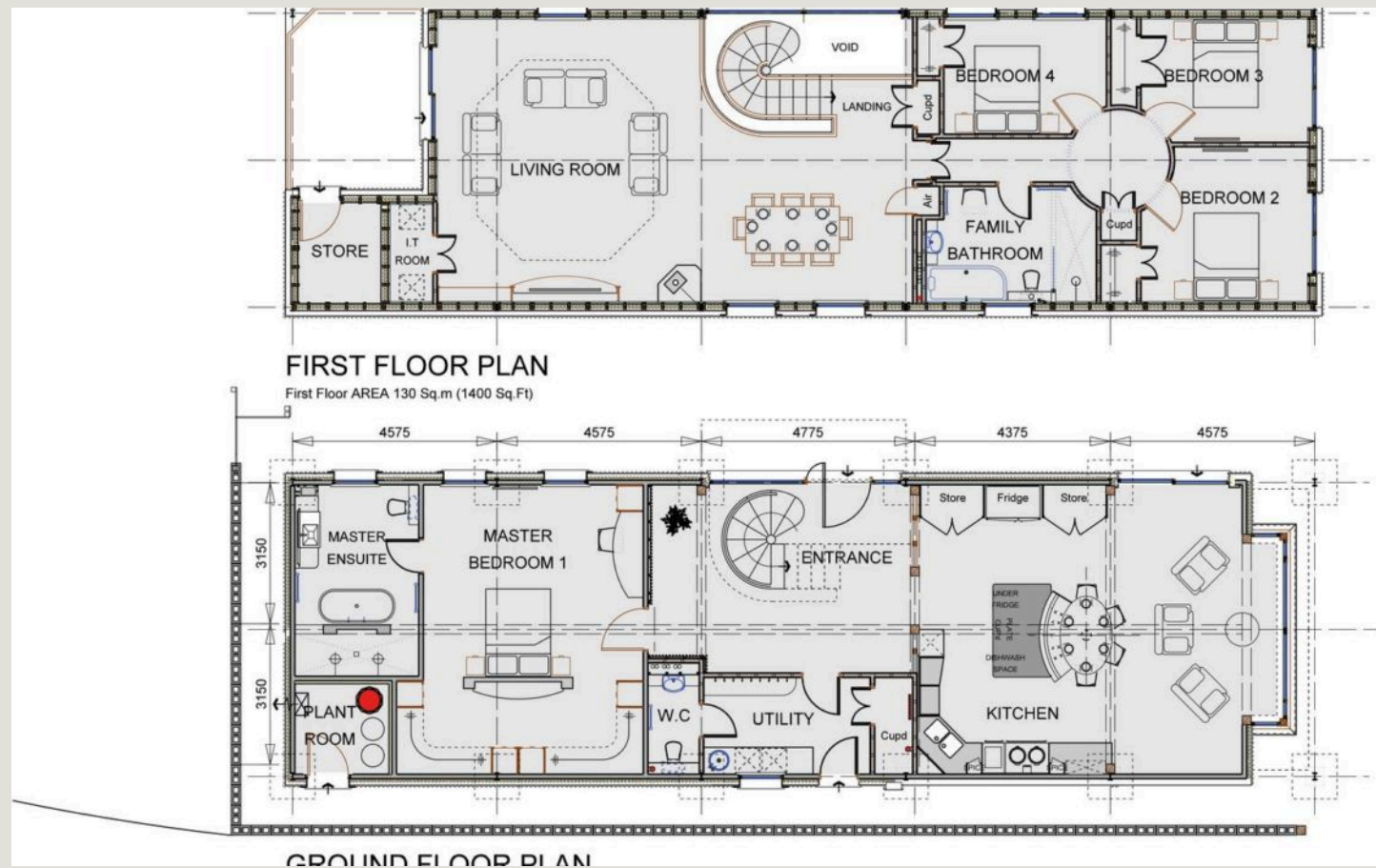


### CGIs and Photography

The use of computer-generated images (CGIs), artists impressions and photographs are for illustrative purposes and should be treated as general guidance only. They are intended to show what a house type, or typical residential development may look like, not to accurately represent the final development or completed properties.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :  
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

[penrith@pfk.co.uk](mailto:penrith@pfk.co.uk)

[www.pfk.co.uk](http://www.pfk.co.uk)

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