Newton Reigny Cottage and Barns

Newton Reigny, Penrith, Cumbria, CA11 0AY
Overview

Here is a rare opportunity to buy a cottage with traditional stone farm buildings for development into one or two country properties.

The site occupies a prominent village position adjacent to Reigny House, of which it was formerly part.

The property is enviably located under three miles from Penrith and within eight miles of Pooley Bridge on Ullswater.

It has the potential to create one or two stylish country properties with good outside space for garaging and gardens and with open rural views at the rear.

Newton Reigny Cottage and its handsome stone barns have planning consents granted under Eden District Planning references 16/0807 dated 18 November 2016 and 16/0930 dated 13 December.

The Cottage has permission for extension into the neighbouring barn (as one unit) whilst the remaining barn has consent for conversion into a dwelling.

Copies of the consents and supporting planning documents are available from Eden Estate Agents.

Directions

From the north side of Penrith at Gilwilly, take the B5288 towards Greystoke, turning right towards Newton Rigg after passing over the M6. Follow this road until you reach Newton Reigny village, following the road, bearing right down the main street, where the property is on the left, identified by our board.

Services

Mains electricity, water and drainage available.

Tenure

Freehold.

To view

Strictly by appointment only with Eden Estate Agents, telephone 01768 869000 or email penrith@edenestateagents.co.uk.
Location Map

NEWTON REIGNY COTTAGE AND BARNs
**EPC for Newton Reigny Cottage**

![Energy Efficiency Rating Chart]

**IMPORTANT NOTE**

We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate and are derived from RAC online Route Planner, shortest distance.

**FREE VALUATION, WITHOUT OBLIGATION**

If you have a property to sell in our area, we would be pleased to carry out a market valuation for you, without cost or obligation. We can also advise you on preparing your property for sale to make the most of its character, style and features.