

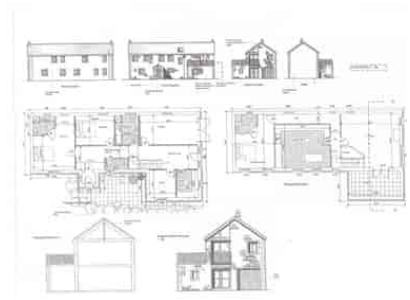
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**BUILDING PLOT CRAGG FARM, CUMBRIA,
EAGLESFIELD COCKERMOUTH, CA13 0SG
£150,000**

It is not often that you get the opportunity to purchase a building plot in the Paddle School catchment, yet this site offers exactly that! Set in a semi rural position just outside the village, this site accommodated the original farmhouse which was demolished and now has planning passed to be rebuilt using the same footprint. On the ground floor the new dwelling will include entrance hall, ground floor w.c, study/bedroom 4, utility room, guest bedroom with en-suite, 3rd bedroom, family bathroom and to the first floor there will be a living room with generous roof terrace, kitchen/dining room and master bedroom, also with en-suite. There will be an integral garage and gardens making a very desirable family home.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.