

**BARN FOR CONVERSION,
GREAT ORTON,
CARLISLE**

Edwin
Thompson



Zoopla.co.uk

onTheMarket.com



rightmove.co.uk
The UK's number one property website

Barn For Conversion, Great Orton, CARLISLE, Cumbria, CA5 6LL

Brief Résumé

Fantastic opportunity to acquire a detached barn with planning permission for a three bed dwelling. Located on the outskirts of the delightful village of Great Orton, west of the city centre of Carlisle.

Description

The Barn is located on the fringe of the popular village of Great Orton that benefits from a Primary School and Public House. Situated to the west of the city of Carlisle, it allows easy access into the city and all its amenities, as well as being minutes away from Orton Grange and Dalston. West Cumbria is easily accessed via the nearby A595, and the nearby by-pass offers quick access to the M6. The property sits in a plot with picturesque views of the surrounding countryside and nearby fells.

The plot originally consisted of farm buildings and a detached barn, the current owners removed the farm buildings and are now selling the detached barn that has full planning permission (Carlisle City Council Reference Number 16/0054) The proposed plans show the ground floor as having, entrance hall, two bedrooms, one being en-suite, utility room and staircase to first floor. To the first floor, there is a further bedroom with en-suite and open plan lounge, kitchen/diner. The barn has provision for parking and a garden.

Services

Mains water and electricity are on site but not connected. There is a septic tank on site, shared with a neighbouring property. Further details upon request. The current vendor had planned to use air source heat pumps on both the new build and the Barn Conversion.

Tenure

Freehold

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited. Services not tested by Edwin Thompson.

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3521555b

Mobile phone and Broadband services

		CA5 6LL Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✓	✗	✓	✓
	Outdoor	✓	✓	✓	✓
Vodafone	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✓
O2	Indoor	✗	✗	✗	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website



		CA5 6LL Broadband
FTTH/FTTP		✓
Ultrafast Broadband (>=100 Mbps)		✓
Superfast Broadband (>24 Mbps)		✓
Fibre (FTTC or FTTH or Cable or G.Fast)		✓
Wireless		✓
LLU		✓
ADSL2+		✓
ADSL		✓

Average in CA5 6LL in the last 12 months:

⬇ Download: 150.0 Mbps

⬆ Upload: 30.0 Mbps

*Information provided by the thinkbroadband.com website.
Based on using Plusnet as a provider ONLY



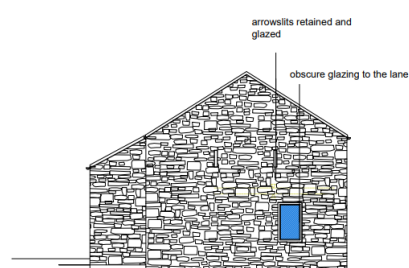
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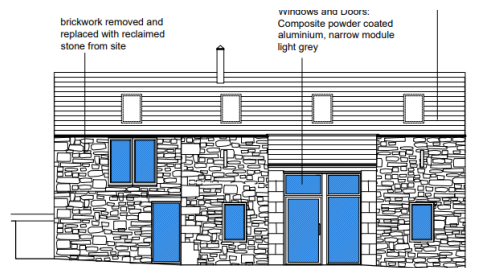
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Thompson



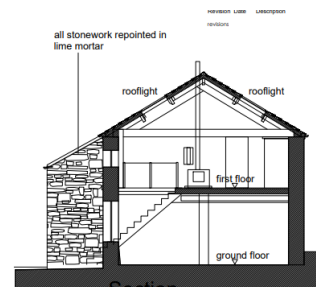
Floor Plans & Elevations



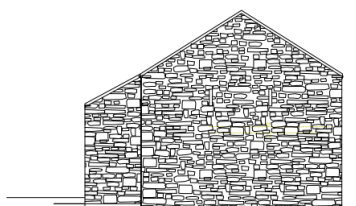
Lane elevation



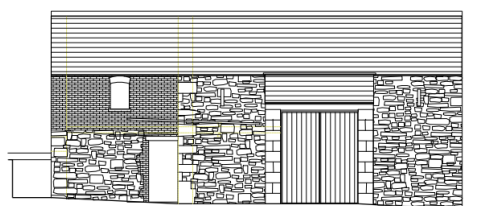
Western elevation



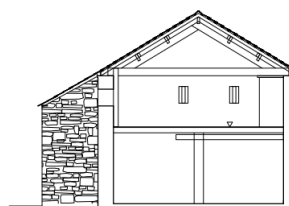
Section



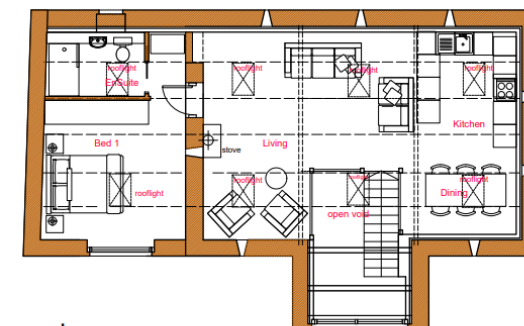
Lane elevation



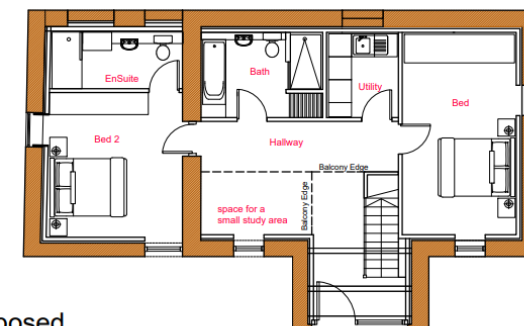
Western elevation



Section



Proposed
First Floor plan



Proposed
Ground Floor plan

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



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