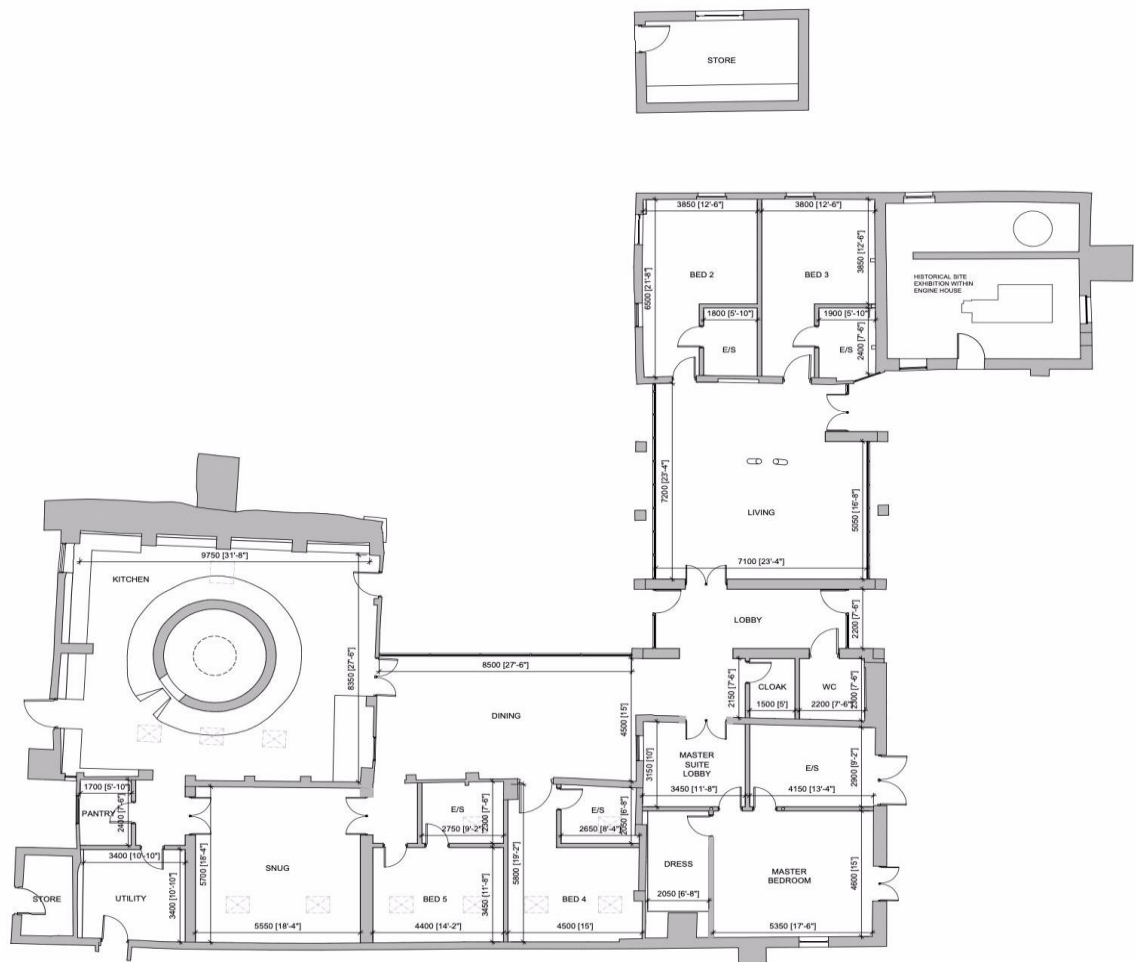




Kiln building, Wetheriggs Pottery, Penrith CA10 2DH
£300,000 Freehold



david britton
ESTATES



This is an opportunity to buy and develop a part of c listed industrial history. The Old kiln at Wetheriggs is development opportunity to convert around 5000 sc of listed building into a magnificent family home. Wetheriggs is positioned just a few miles from Penrit the M6 and just 3 hours away from London via train. This rural yet accessible location is blessed with stunning views and is just a stones throw from the Lake District national park. The building has many unusual design features and includes a beehive kiln that will need careful restoration but will make a stunning feature. The property is made up of three reception rooms, five bedrooms all en-suite and a kitchen created in the kiln area. Externally the buildir is positioned in around an acre of beautiful garden space and even includes a steam engine room that the buyer will get to show off for a few days each ye This development will need an eye for detail and will make a very individual family home for the person th wants to take on the next chapter of this historic buildings life. The images shown are CGI renders of the finished property and although give a good indication of the completed property, they should nc be considered a 100% accurate depiction.

The development

A very unusual opportunity to convert this amazing building. The Old Kiln, Wetheriggs needs a buyer that can sympathetically refurbish and renovate this sizeable mix of sandstone and brick building. The extensive refurbishment will produce a property that sits in an enviable position near to Penrith and is in good company. In the remaining sections of the original pottery site are a selection of substantial self build properties that will make this development stand out from anything else in not only this location but arguably in Cumbria.

Listed building consent

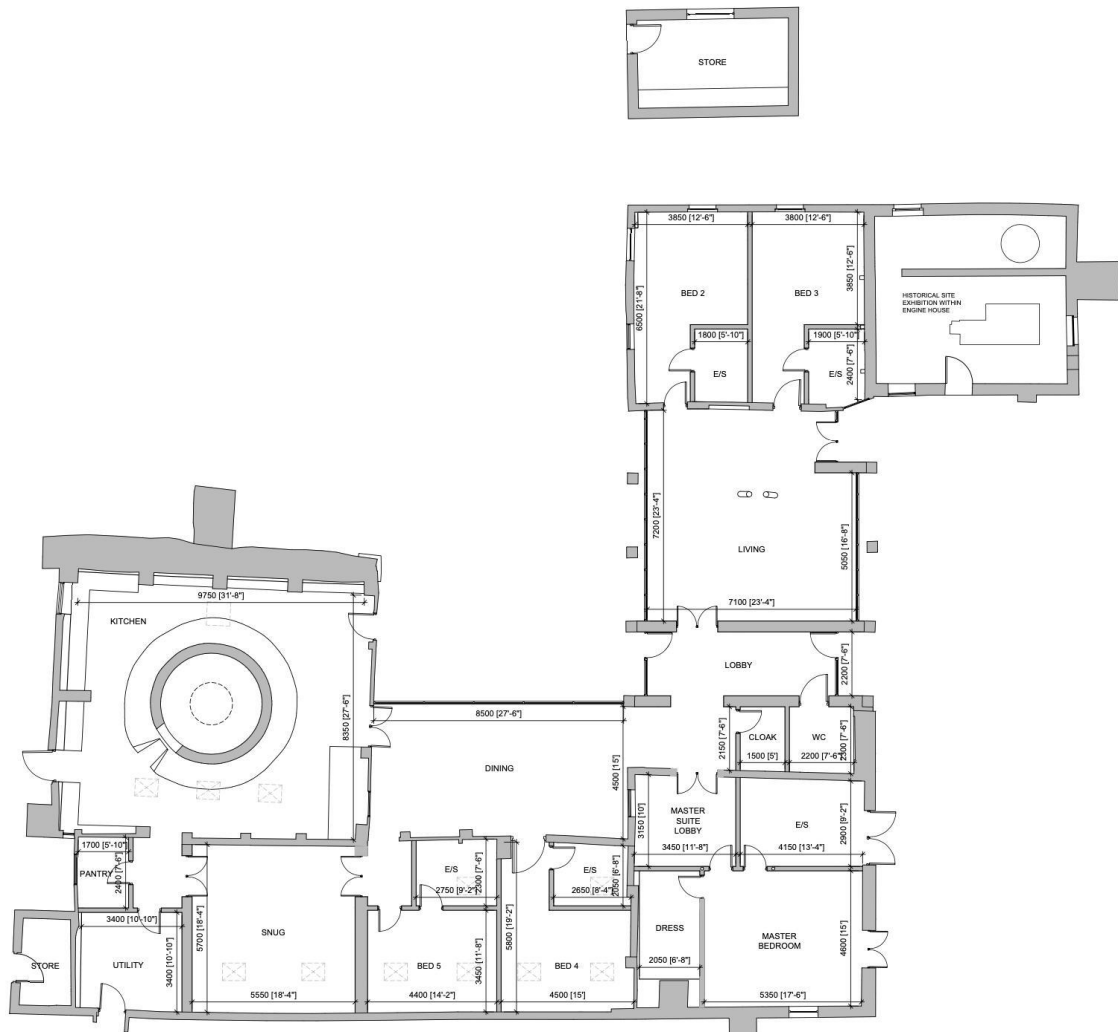
As the building is listed the current land owner got full detailed consent for the full development. If you would like to understand more about this scheme then please visit EDC website or copy this link : <https://eforms.eden.gov.uk/fastweb/fulldetail.asp?AltRef=9/0638> The planning reference for this site is 19/0638

Annual visits

As this is a building of significance the consent allows for the new owners to give access for a limited period of time per year (a couple of days, but to be determined) to the steam engine room. Inside this space will be some of the history of the site so that future generations have the chance to see what this historic building was used for.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to the operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract. Images on this listing have been computer generated and although similar to the finished product they will not be the same and shouldn't be considered to be.



david britton
 ESTATES

Telephone 01768 881111
 Aikriggs, Gamblesby, Penrith, Cumbria CA10 1JA
www.brittonstates.co.uk