



Barn Hall Dunnerdale Farm

Seathwaite, LA20 6ED

Offers In The Region Of £225,000



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*An undeveloped stone/slate detached barn set within generous grounds, located close to Seathwaite Village in the heart of the Duddon Valley, within the Lake District National Park.
Detailed planning permission was granted in 2021 (reference 7/2021/5029).
The property offers an ideal and straightforward conversion opportunity, enjoying superb open views along the valley and convenient access to Broughton-in-Furness.
Freehold with vacant possession and early completion available.
Local occupancy clause applies - call the office for details*

Approved Dwelling Details

Footprint approximately 11m x 4.40m

Traditional stone construction

Concrete floors

Designed as a compact, single residential unit

Barn

36'1" x 14'5" (11 x 4.4)

Future Potential (Subject to Planning Permission)

Scope to redesign or apply for a two-bedroom dwelling

Additional development potential for a further building on the land adjacent

This site offers flexibility for developers or self-builders seeking an approved project with further upside potential.



- Barn conversion
 - 1 Bedroom
- Convenient access to Broughton-in-Furness.

- Planning reference 7/2021/5029
 - Open views



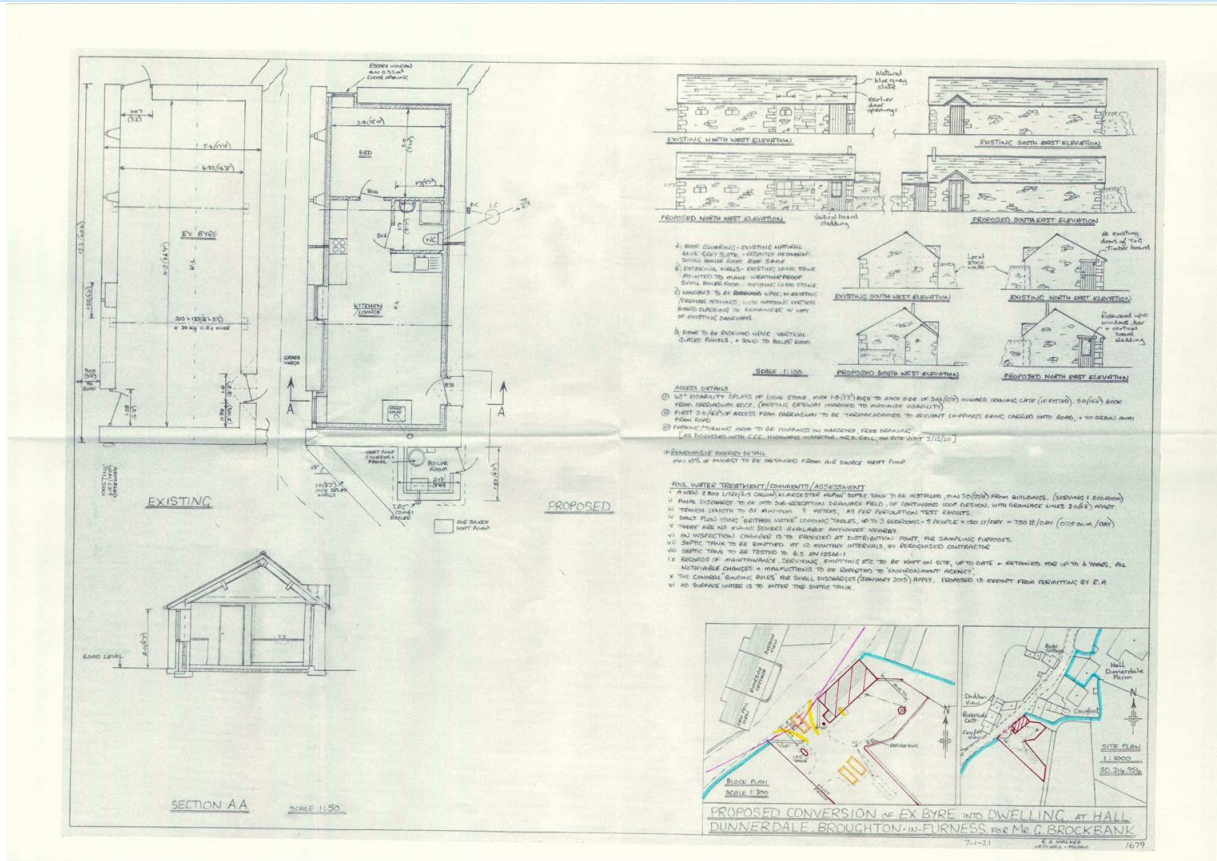
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		Current	Potential
92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	