

Golden Lion Inn, Lime Road, Harrington, Workington, Cumbria CA14 5QQ

*GUIDE PRICE: £55,000 - £65,000 (plus fees)



Development property- former pub with planning for conversion to spacious 3 storey dwelling with large rear garden and harbour views

A former public house with planning consent (Allerdale Borough Council ref. 2/2018/0189) for conversion to a spacious three storey dwelling. The property occupies an elevated position with large rear garden in this popular village south of Workington with splendid views across the railway to the harbour and Irish sea beyond. See the plans online for the proposed layout which includes 3 reception rooms, dining kitchen, 3 bedrooms, 2 bathrooms, 2 utility rooms and useful attic room.

Description:

Proposed Basement:

Lounge - 21'9 x 16'

Proposed Ground Floor:

Living Room - 22'6 x 10'6 max;
Dining Room - 22'6 x 12'6 max;
Utility Room - 16'3 x 6'9;
Bathroom - 10'6 x 6'9.

Proposed First Floor:

Dining Kitchen - 14' x 10';
Utility Room - 9' x 8';

Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating C

Bedroom 1 - 12' x 11';
Bedroom 2 - 16'6 x 12'9;
Bedroom 3 - 12'9 x 10'6;
Bathroom - 10'6 x 8'3.

Second Floor:

Attic Room - 24' x 16' max.

Outside: Large rear garden - see title plans in legal pack.

Measurements: Please note all measurements have been scaled from a plan, are approximate and are given as a guide only.

Viewing: Please telephone 01228 510552

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.