

Traditional Barn, Hoff, Appleby-in-Westmorland, CA16 6TA

Guide Price £160,000

PFK

Traditional Barn, Hoff

Appleby-in-Westmorland

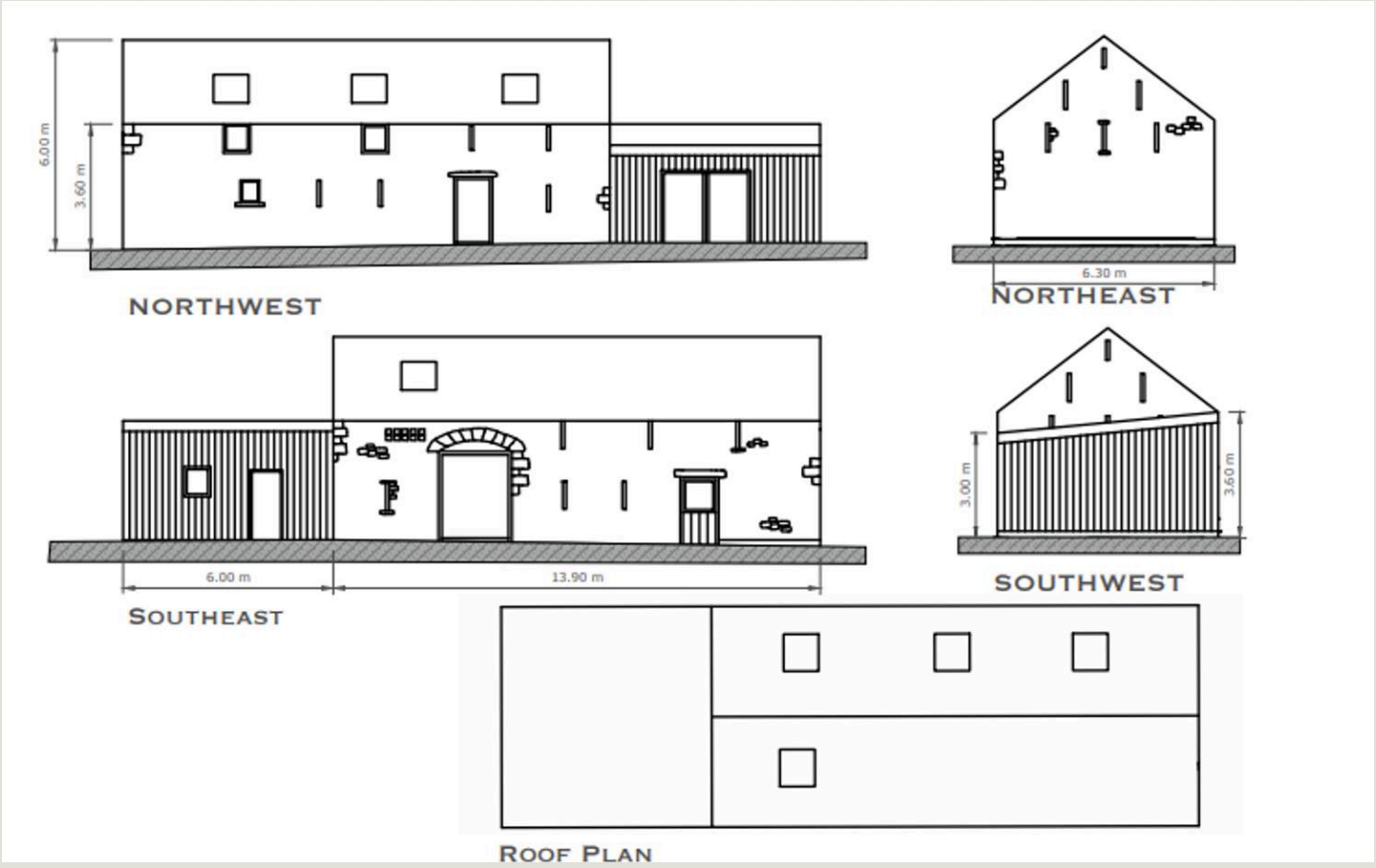
A rare and exciting opportunity to convert a traditional stone barn in the peaceful village of Hoff, near Appleby. Full planning permission has been granted by Westmorland & Furness Council under a Class Q application(2024/2372/PACOU), allowing for conversion into a spacious and characterful residential home.
The approved plans include:

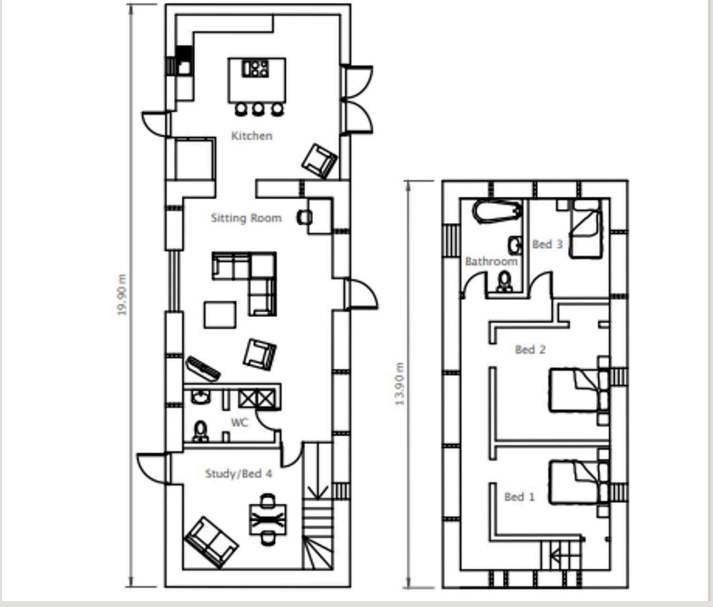
- A large kitchen/diner
- Lounge
- Ground floor WC
- Study or fourth bedroom
- Three additional bedrooms on the first floor
- Family bathroom

Externally, the property is accessed via a shared track leading to a private driveway with ample parking space. To the rear, a generously sized garden offers fantastic open views of the surrounding countryside - an ideal setting for quiet rural living.

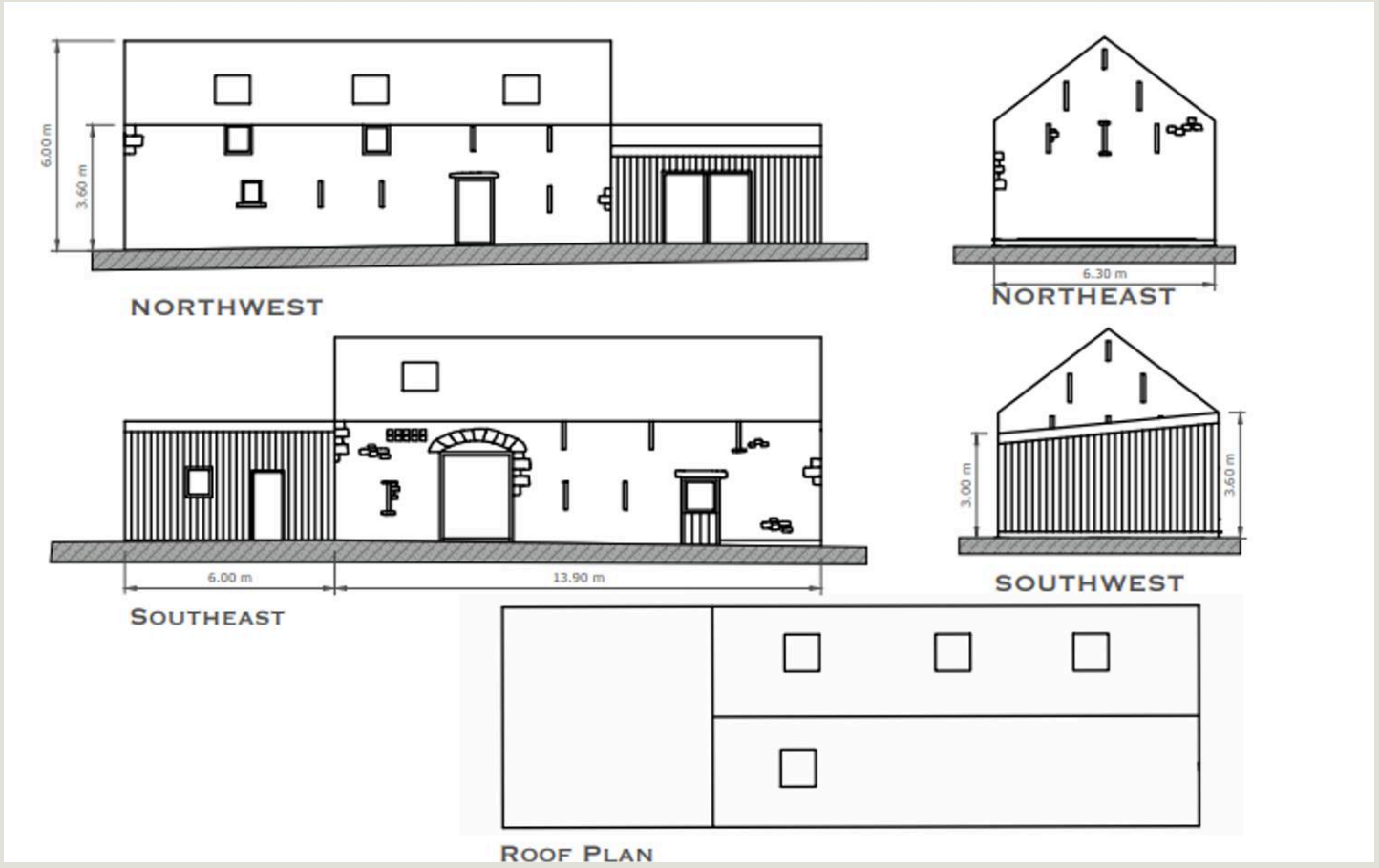
Utilities include a package treatment plant and drainage field (to be installed by the buyers), with mains electricity and water already available on site. The source of heating is to be chosen by the purchaser, allowing for flexibility in design and efficiency.

Set in a tranquil village location, this property is ideally situated for commuters seeking countryside living without sacrificing accessibility. A truly unique opportunity to create your dream home in the heart of the Eden valley.













Traditional Barn, Hoff

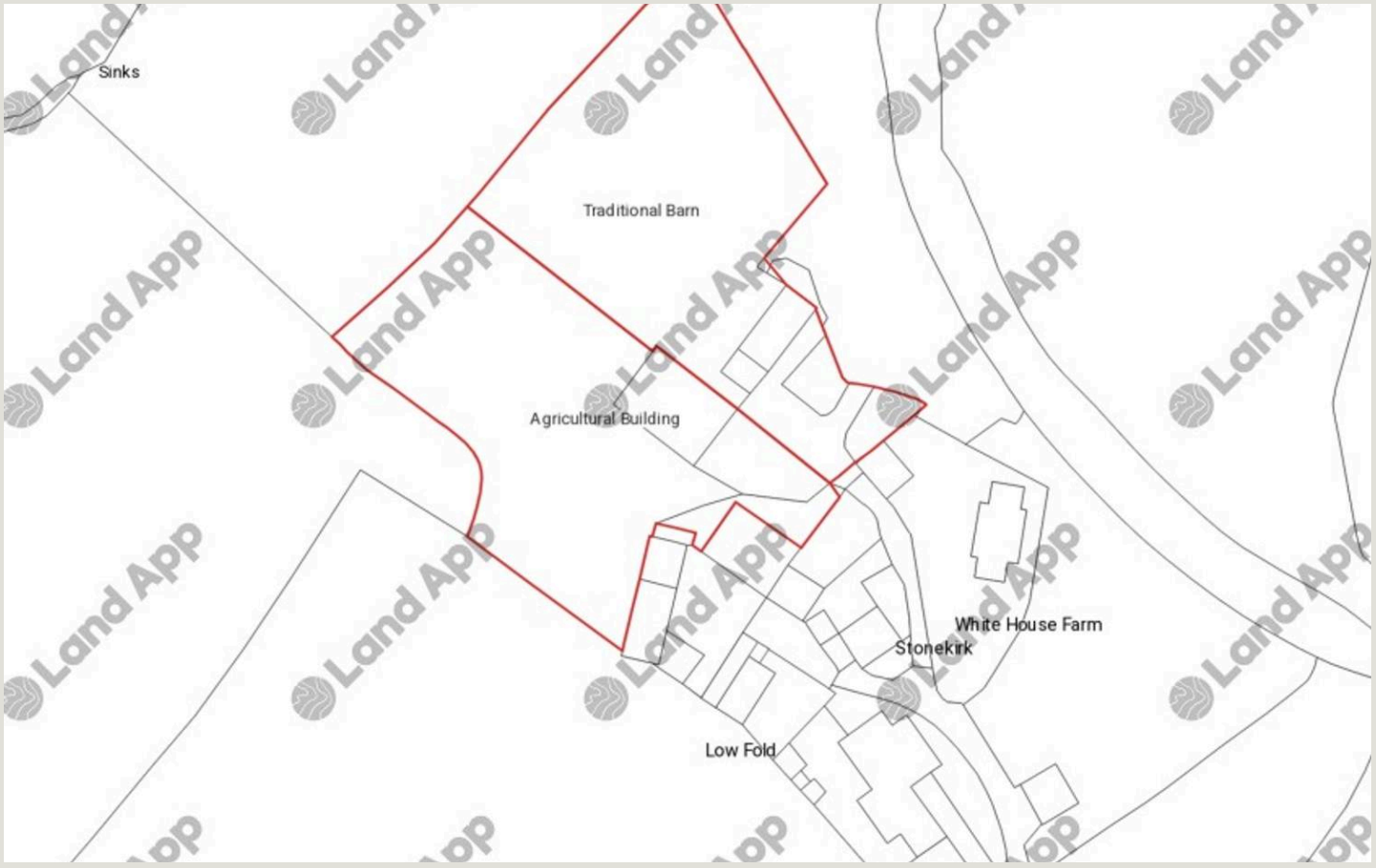
Location & directions:

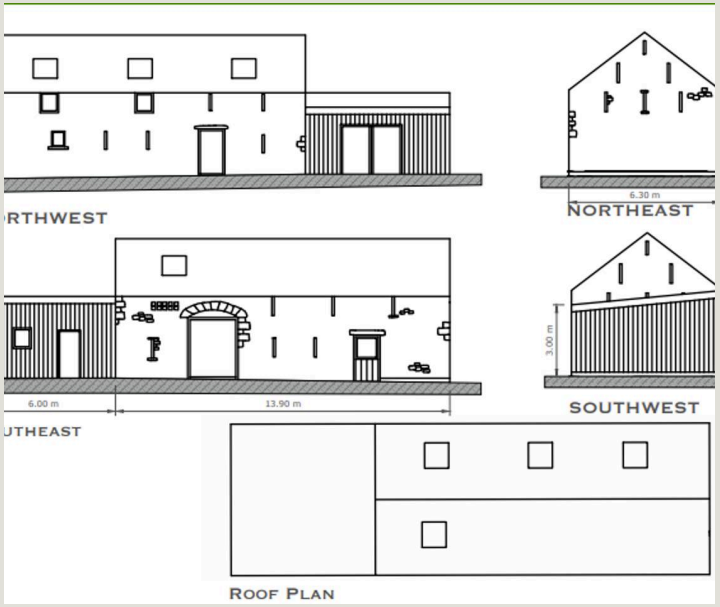
Hoff is a quiet rural village set in the scenic Eden valley, just a few miles from the market town of Appleby-in-Westmorland. Surrounded by open countryside, it offers a peaceful lifestyle with easy access to the Lake District and North Pennines. The nearby A66 and M6 provide excellent transport links, and Appleby offers local amenities and a station on the scenic Settle to Carlisle railway line. Hoff is ideal for those seeking countryside living with good commuter connections.

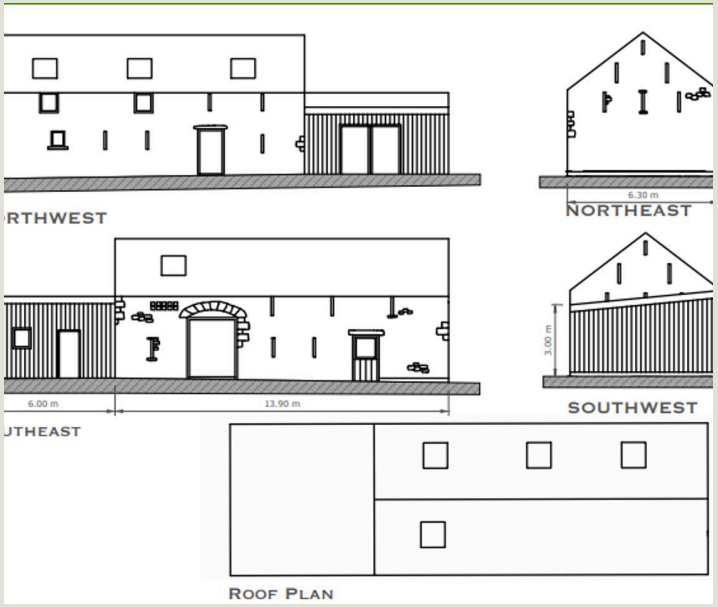
Directions

The Traditional Barn, Hoff can be located by using the postcode CA16 6TA or by using What3words- stickler.reclined.pushed. All viewings MUST be accompanied, please call the office to make an appointment.

- Traditional stone barn for conversion
- Class Q planning application- 2024/2372/PACOU
- 3/4 bedrooms
- Driveway parking
- Large garden
- Tenure: Freehold
- Council Tax: Band TBC
- EPC rating TBC







GARDEN

Large garden to the rear

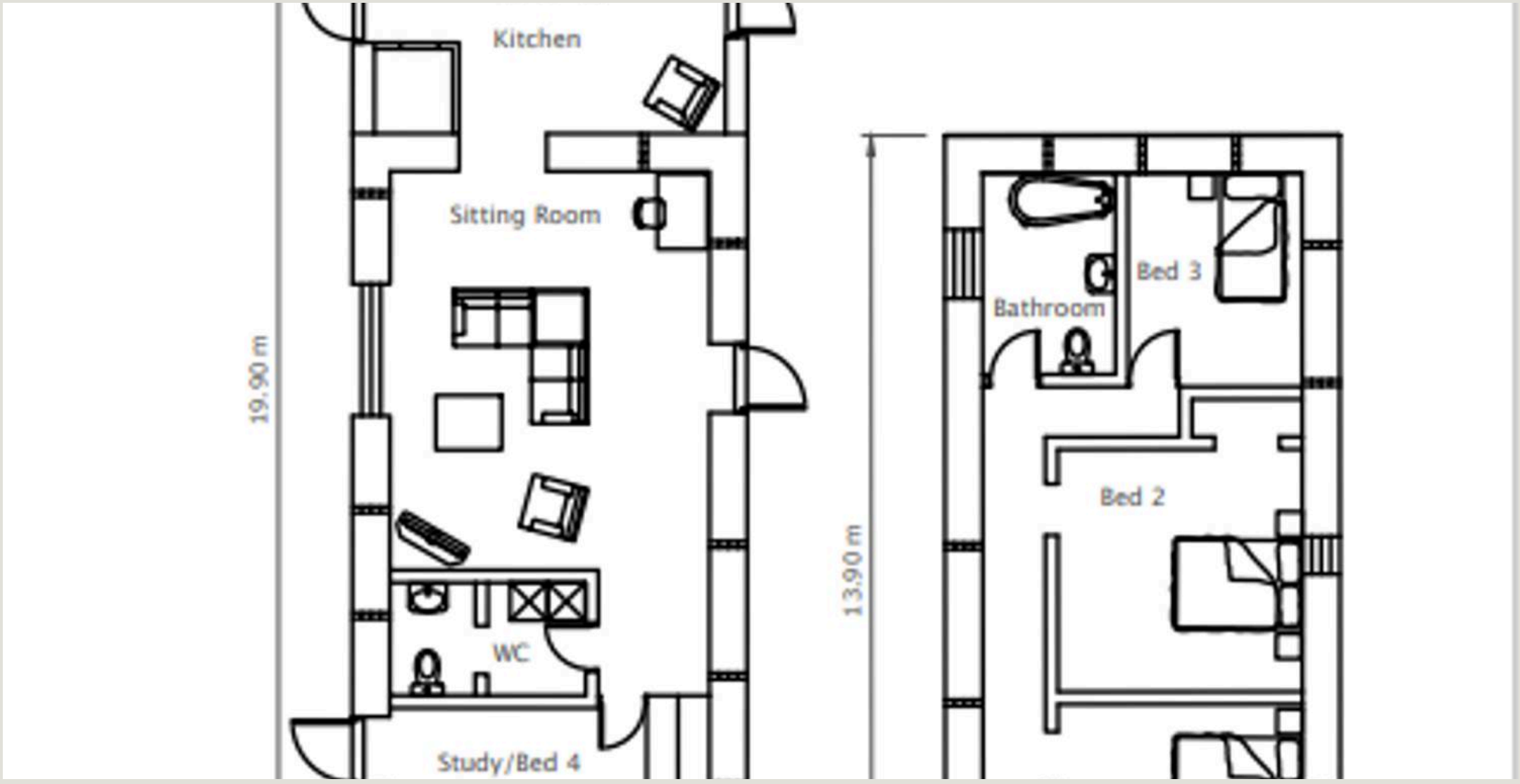
Driveway
2 Parking Spaces

Driveway parking for multiple cars

ADDITIONAL INFORMATION

Services
Mains electricity & water. Drainage will be supplied by a package treatment plant with drainage field (to be installed by the buyers). Heating source is to be determined by the purchaser. We understand that mains gas is available within the village. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.



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