



## Residential Portfolio in CA9

Nenthead, Alston, Cumbria, CA9 3PD

**£360,000** Starting Bid

Allocated parking

## Property features

- ✓ Four cottages included in the sale (2x two-bedroom, 1x three-bedroom, 1x four-bedroom)
- ✓ Close to local amenities
- ✓ Exceptional investment
- ✓ Substantial potential
- ✓ Area of Natural Outstanding

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

Mill Cottage Nenthead, Nenthead, Alston, Cumbria, CA9 3PD

Introducing an exceptional investment and lifestyle opportunity in the picturesque village of Nenthead, nestled in the Northern Pennines Area of Outstanding Natural Beauty.

This unique offering comprises four properties set within a secure walled courtyard, former lead mining museum heritage site, now available as a multi-dwelling development with substantial potential.

The current accommodation is partially converted and awaiting finish, presenting an ideal project for discerning buyers seeking to shape a bespoke living or rental portfolio.

The ensemble includes two semi-detached cottages within the main courtyard, each comprising two bedrooms, a living room, a bathroom, and a kitchen. These well-proportioned, light-filled homes offer a practical layout conducive to modern living, with opportunities to enhance finishes and energy efficiency to suit contemporary standards and market demand.

In a separate courtyard lie two further spacious cottages, each boasting three bedrooms. These generous properties provide versatile living spaces ideal for family occupancy or high-demand holiday lets, with scope to create attractive panoramic or courtyard-facing aspects.

The walled courtyard itself presents significant value, offering extensive parking for residents and visitors, with the potential to convert portions into lush, landscaped gardens or additional outdoor amenities.

The location adds further appeal: Nenthead sits at the foot of the Pennines, renowned for its natural beauty, outdoor recreation, and a tight-knit community. Local amenities are convenient, including a primary school, a shop, and a bike shop, ensuring practical day-to-day living. The historic market town of Alston is approximately five miles away, providing broader services, cultural offerings, and transport links.

This property collection represents a rare opportunity to acquire a substantial, adaptable estate with substantial upside—perfect for investors, developers, or clients seeking a tranquil, rural residence with income-generation potential. A guided viewing is highly recommended to fully appreciate the scale and possibilities of this remarkable offering

EPC - TBC

Council Tax - TBC

Please be aware that due to a limited number of EPC providers in Cumbria, there may be delays in obtaining Energy Performance Certificates (EPCs) for some properties. We anticipate receiving them within 7-14 days of the property's listing. If there are any further delays, we will update the property brochure with the expected availability of the EPC. Thank you for your understanding.

Please note we have not inspected this property.

Price: Starting Bid £360,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: Allocated

## Location

The location adds further appeal: Nenthead sits at the foot of the Pennines, renowned for its natural beauty, outdoor recreation, and a tight-knit community. Local amenities are convenient, including a primary school, two pubs, a shop, and a bike shop, ensuring practical day-to-day living. The historic market town of Alston is approximately five miles away, providing broader services, cultural offerings, and transport links.

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## Accommodation

### Services

Mains water, mains electric, mains drainage, LPG Gas

### Warbler Cottage

Entrance vestibule

Living room

2 bedrooms

Kitchen

Bathroom

### Lapwing Cottage

Living room

Kitchen

Bathroom

2 Bedrooms

### Curlew Cottage

Kitchen

Dining room

Bathroom

Living room

Sitting room

3 Bedrooms

### Plover Cottage

Bathroom

Kitchen diner

Living room

3 Bedrooms

## Tenure

Leasehold of 1000 years from 9 September 1621 - Title number CU290438

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## Council tax

Band B

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## EPC

Available upon request ( Rating F )

## **Additional information**

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



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Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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