

FOR SALE

Woodrow Farm

Wigton, Cumbria, CA7 0AT

DAVIDSON
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS



Offices across Scotland and Northern England

www.drrural.co.uk

Woodrow Farm

Wigton, Cumbria, CA7 0AT

A fantastic opportunity to acquire an idyllic rural property in an extremely accessible location. Woodrow Farm is an immaculately presented rural property which comprises of a spacious 5 bedroom detached house along with modern and traditional buildings including stables and indoor menage. The property also includes approximately 3.74 acres (1.52ha) of land to provide further outdoor space for those with equestrian/small holding interests. Viewing recommended to benefit from the full scale and condition this property is in.

- Immaculate 5-bedroom former farmhouse
- Outside bothy with woodburner
- Gardens and vegetable patch
- Range of traditional buildings
- Modern buildings including indoor menage
- Two Stable blocks
- Yard areas
- 3.18 acres (1.29ha) of mowable grassland
- 0.56 acres (0.23ha) of permanent pasture/grazing

For sale by Private Treaty as a whole

Selling Agents

Davidson & Robertson
Suite 7M
Lakeland Business Park
Cockermouth
Cumbria
CA13 0QT

Tel: 01900 268633
Email: sales@drrural.co.uk
Web: www.drrural.co.uk

Situation

The property is set in a rural location on the north-western outskirts of the Lake District National Park. The property has excellent transport links as it is located just 1 mile to the north of the A595. It is situated approximately 4 miles away from Wigton with schools and a range of local amenities such as supermarkets and local shops and Carlisle provides a wide range of outlet shopping and other services including school and restaurants and has excellent links to the M6 and A74(M).

Located within 2 miles of the village of Bolton Low House which provides a primary school, pub, village hall and car dealership.

Bolton Low Houses – 2 miles
Wigton – 4 miles
Carlisle – 15 Miles
Cockermouth – 13 miles
Silloth – 12 miles
Keswick – 18 miles

Access

The property is accessed off the public road linking the A595 & A596, approximately 1 mile from the A595.

Directions

From Carlisle/the North

From Carlisle head west on the A595 towards Cockermouth for approximately 15.5 miles turn right signposted towards Waverton. Continue along the public road, cross the crossroads and after approximately 0.25 miles after the cross-roads take the turn in on your right hand side. There is a sign 'Woodrow Farm' to mark the access.

From Penrith/M6 South

From the South, come off at the M6 at J41 and follow the signs to Wigton/Silloth from the roundabout on the B5305. Continue on the B5305 for approximately 17.5 miles when you reach the A595. Turn left onto the A595 and then stay on it for approximately 3.5 miles and turn right at the signpost for Waverton. Continue



along the public road, cross the crossroads and after approximately 0.25 miles after the cross-roads take the turn in on your right hand side. There is a sign 'Woodrow Farm' to mark the access.

From Cockermouth/the west/Lakes

From Cockermouth head north on the A595 towards Carlisle and continue on that road for approximately 11 miles and turn left signposted towards Waverton. Continue along the public road, cross the crossroads and after approximately 0.25 miles after the cross-roads take the turn in on your right hand side. There is a sign 'Woodrow Farm' to mark the access.

Description

Woodrow farm is a fantastic opportunity for those looking for the good life within a very accessible part of Cumbria, a short distance from the Lake District National Park. Woodrow Farm is immaculately presented and in addition to an excellent 5 bedroom former farmhouse the property benefits from a variety of outdoor spaces including a garage, bothy with woodburner, stables, menage and traditional outbuildings. The property also comes with a field extending to around 3 acres so will suit those who are wanting that outdoor space and this is an ideal live/work unit.

1 - Woodrow Farm House

An impressive 5 bedroom sandstone with slate roof former farm house, Woodrow Farm house is immaculately presented. Comprising of 5 bedrooms with plenty of space including large kitchen, lounge, study and sitting/dining room. The property benefits from double glazing and oil fired central heating. In addition the property benefits from good sized gardens along with cosy bothy with woodburner to create an area to entertain, relax or work from home in.

The accommodation consists of:

Ground floor

Porch (approx. 1.75m x 3.00m)

With double glazed windows and sandstone flooring.

Utility Room (approx. 3.60m x 2.55m)

Fitted units with white goods, tiled floor with double glazed window to the rear. Good useful storage/utility space.

Kitchen (approx. 4.39m max x 4.29m)

Good sized kitchen with AGA, fitted units and window overlooking the garden to the south. Tiled floor.



WC

WC and sink.

Lounge (approx. 4.39m x 6.10m)

Well-presented cosy lounge area along with window overlooking the garden to the south. Access door to front onto gardens. Fireplace with woodburner/multifuel.



Sitting/Dining Room (approx. 8.50m x 4.00m max.)

Full width room comprising sitting area with fireplace and window overlooking garden and dining room with glass door overlooking yard areas. Excellent décor and a room to entertain in.



Study (approx. 3.81m x 2.20m)

Window overlooking onto yard areas, carpet floor.

Hall

Cellar (approx. 1.61m x 1.52m)

Lower level cellar providing useful wine rack space and storage.

First Floor

Hall & landing

Bedroom 1 (approx. 4.07m x 4.17m)

Double bedroom with double glazed window with views over to the Lakeland fells. Built in wardrobe space, good sized room.



Bedroom 3 (approx. 4.20m x 4.84m)

Double bedroom with double glazed window with views over to the Lakeland fells. Ensuite with shower, WC and sink.



Bedroom 4 (approx. 4.12m x 3.20m)

Double bedroom with double glazed window overlooking the yard areas and towards the Solway Firth. Ensuite with shower, WC and sink.

Bedroom 5 (approx. 2.34m x 3.43m)

Double bedroom with double glazed window overlooking the yard areas. Currently utilised as a single bedroom.

Bathroom (approx. 4.14m x 2.65m max)

Decent sized bathroom with tiles including bath with shower over, sink, bidet, WC & storage cupboard. Double glazed frosted window.



Bedroom 2 (approx. 4.07m x 4.73m)

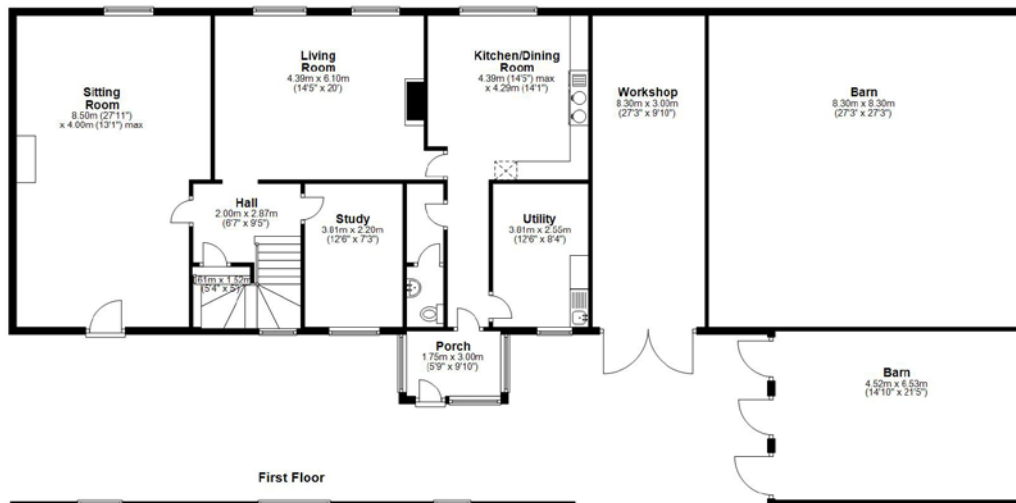
Double bedroom with double glazed window with views over to the Lakeland fells.

Storage Room

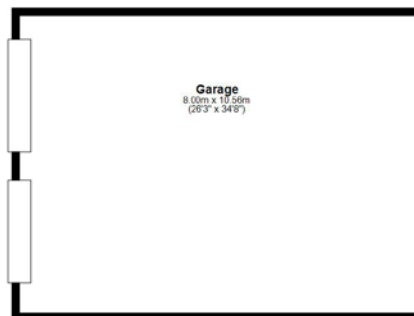
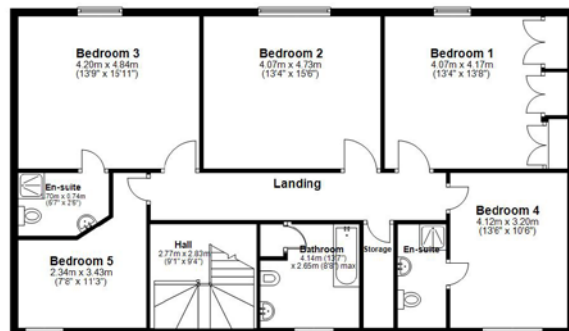
Storage.

Externally are lawned garden areas, to the front and side of the property with a patio area and shrubbery. There is a good sized bothy/summerhouse with wood/multi fuel burner within the garden which could be utilised to create an area to entertain, relax or work from home in. In addition the property benefits from good sized gardens along with cosy bothy with woodburner.

Ground Floor



First Floor



Extensive yard areas, majority down to concrete to allow for ease of maintenance.

2. Workshop (Approx. 8.30m x 3.00m)

Attached to the house, a useful space to store tools and garden machinery etc. Above is an extra storage with access from building 3.

3. Range of traditional buildings comprising stables with part loft

Traditional sandstone Barn adjacent to the house with part loft, concrete floor and 5 loose boxes.

Please take care when accessing this building and in particular the loft access and loft itself prospective purchasers use the stairs and loft at their own risk.

This range may have the potential for a change of use subject to obtaining the usual necessary consents. Prospective Purchasers should make their own enquiries in this regard.

4. Garage

Open span garage with double glazing, concrete floor and two up and over doors. Sheeted roof.

5. Traditional Stable Block

Brick/stone built traditional stable block with part Yorkshire boarding and sheeted roof and concrete floor. 4 stables.

6. Portal framed manage/Indoor School

Modern portal framed 6 bay building historically utilised as a manage/indoor school. Part block/sheeted walls and sheeted roof. This could also be used as a general storage building.

7. Portal framed general purpose storage Shed

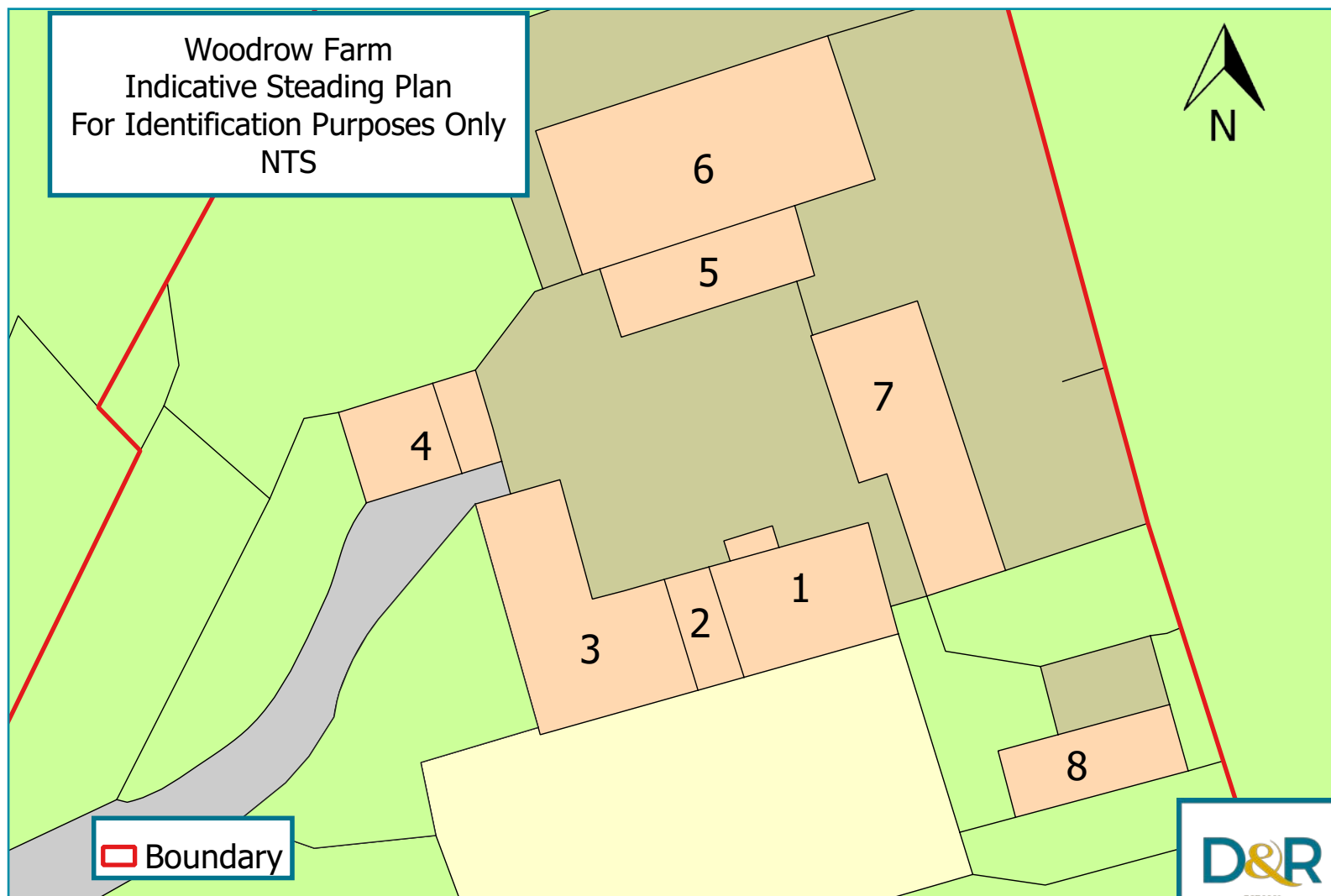
Portal/timber framed building with concrete floor and sheeted roof. Useful storage/workshop space with WC.

8. Bothy/Summer House

Concrete/timber portal framed construction with timber clad, concrete floor, sheeted roof with wooden panel internal. Woodburner and windows with access to garden store. Outside BBQ veranda with patio area.







Land

The land extends to approx. 3.74 acres (2.53 ha) consists of a paddock totalling 3.18 acres (1.29ha) of mowable grassland to the south of the property. This would suit those with an interest in equestrian or livestock use.

In addition, there is 0.56 acres (0.23ha) of permanent pasture/ grazing on slope to the north.

Services

The property benefits from mains electricity and water, with drainage to a septic tank (buyers will accept the burden of ensuring the system is compliant). There is central heating and hot water provided by an oil fired boiler.

Council Tax

This property is in the Council Tax Band F.

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Energy Performance Certificate Rating

The EPC rating has been assessed as Band E (39). For full copies of the EPC information and copies of the reports please contact the Selling Agent.





BPS

Entitlements are not included in the sale. It is understood that the Vendor has not registered the land for BPS purposes.

Planning & development

There are no known recent planning applications on this property. There may be the potential to progress alternative uses subject to relevant planning and other permissions. It is noted on the Allerdale Borough Council website that there was permission granted for the Construction of petrol pump and underground tank in farmyard in 1951.

Environmental Schemes

There are no environmental schemes in place currently.

NVZ

The land is not located within a Nitrate Vulnerable Zone.

Sporting & Mineral Rights

Any sporting rights are included in the sale in so far as they are owned and included within the vendor's title. The mineral rights are retained by Lord Egremont and further details can be provided upon request. Please note there is an exception referred within the title document (small area tinted pink on the title plan). Please contact the Seller's Solicitors for further information.

Sale

The property is for sale with Vacant Possession upon completion.

Local Authority

Allerdale Borough Council
Allerdale House
Workington
Cumbria
CA14 3YJ

Plans, Areas and Schedules

Plans, Areas and Schedules These are based on the IACS, Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the Selling Agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Rural. Telephone 01900 268633 or via email sales@drural.co.uk

All viewings are to be arranged with the selling agents. Please note with current COVID 19 restrictions inspections should be carried with due diligence and all relevant government compliance should be adhered too.

Deposit

A deposit of 10% of the purchase price will be payable on exchange of contracts. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

VAT

For the avoidance of doubt there is no VAT chargeable on the sale.

Solicitor

FAO: Sam Bulman
Cartmell Shepherd,
Montgomery Way,
Rosehill,
Carlisle,
CA1 2RW
Tel: 01228 585716

Date of Entry

By mutual agreement.

Important Notes

Method of sale & closing date

The property is offered for sale by Private Treaty as a whole. Offers should be submitted to sales@drural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 9UQ. Should an offer be submitted to the office address please also confirm via telephone or email due to current COVID 19 circumstances. The Vendor reserves the right to change the method of sale, sell the property without any prior notification or change the closing date. Prospective purchasers are therefore advised to register their interest with the selling agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The Vendor and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The Vendor and their agents also reserve the right to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers. A closing date for offers may be fixed. The Vendor is not bound

Offers

All offers should be submitted to the selling agent, along with the relevant Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, to the Selling Agent.

Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. There is a right of way over part of the driveway to access the field to the north west of the property. There are electricity poles crossing the property, understood to be held via a wayleave.

PARTICULARS AND MISREPRESENTATION

These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.



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