

**FOR SALE**

**Woodside House**

Waberthwaite, Millom, Cumbria, LA19 5YP



**DAVIDSON  
& ROBERTSON**  
RURAL SURVEYORS & CONSULTANTS



# Woodside House

Waberthwaite, Millom  
Cumbria, LA19 5YP

An excellent opportunity to purchase a traditional Cumbrian farmhouse with a range of outbuildings and land extending up to 35.76 acres or thereby. Woodside House is surrounded by spectacular unspoiled countryside within the Lake District National Park.

The property consists of Woodside House, outbuildings & grounds extending to 2.31 acres (0.93 hectares) or thereby.

Additional land extending to 33.45 acres (13.54 hectares) or thereby is also available via separate negotiation to the purchaser of Woodside House.

- Rural location
- Traditional farmhouse
- Range of outbuildings
- Up to 35.76 acres or thereby
- Peaceful and private setting
- Within the Lake District National Park
- Close to the fells and beach

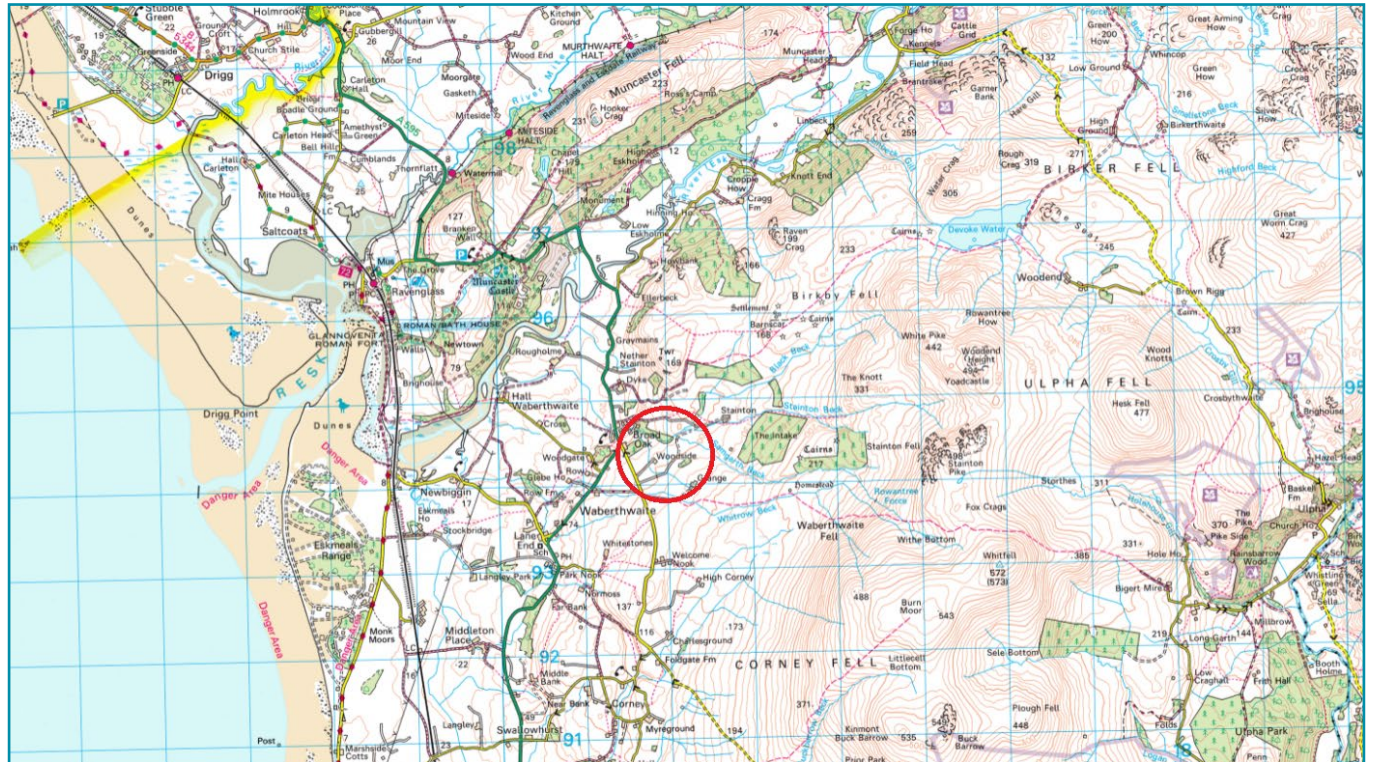
For sale by Private Treaty

## 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 located within the Lake District National Park and is situated in a private location with excellent access to the Western Lakes and coastland & beaches. The beaches at Bootle and Silecroft are within a few minutes drive, whilst the market town of Broughton in Furness is close by.

Also, easily accessible via pretty drives are the River Duddon, Corney Fell, Coniston Water, the Furness Peninsula, Furness Abbey, The Dock Museum, Walney Island Nature Reserve, Piel Island and the Cumbrian Coastal Way. Muncaster Castle and "La'al Ratty" miniature steam railway at Ravenglass all make for wonderful days out as do the Lakeside and Haverthwaite Railway, the Aquarium of the Lakes and steamboat cruises on Windermere.

For schooling there is Waberthwaite C of E Primary School and both a primary school and secondary school available in Millom. Primary schooling is also available in Broughton, along with a nursery.

There are train links from Bootle, Ravenglass and Millom, with local trains to regional centres, and onward to all national centres.

- Ravenglass 3.6 miles
- Broughton-in-Furness 12.8 miles
- Millom 15.4 miles
- Ulverston 22.6 miles
- Barrow-in-Furness 28.5 miles
- Windermere 33.3 miles
- M6 Junction 36 40.9 miles





### Access

The approach to Woodside House is via a private country lane.

### Directions

Travelling from the M6, exit at Junction 36 and take the A590 signposted for Barrow. Keep following signs for A590 Barrow for 23 miles. On reaching the roundabout at Greenod, take the first exit onto the A5092 which becomes the A595 at Grizebeck. Follow the A595, crossing the River Duddon at Duddon Bridge. Stay on the A595 for 15 miles, passing through Bootle and continuing as the road heads north. After 15 miles take the sharp right turn signposted Corney and Broughton. After 0.3 miles turn left onto the lane, crossing a cattle grid. Follow the lane for 250m to Woodside House.

### Postcode

LA19 5YP

### What3Words

///dial.signature.headline

### Description

Woodside House is a traditional Cumbrian farmhouse with a range of outbuildings surrounded by glorious and peaceful countryside within the Lake District National Park.

Internally, the Property has light and airy accommodation which is flexible and well laid out with generously proportioned rooms. There are period features such as exposed beams and fireplaces, and there is huge potential to create a wonderful country home.



The Property consists of

Woodside House, buildings & grounds extending to 2.31 acres (0.93 hectares) or thereby. Additional land extending to 33.45 acres (13.54 hectares) or thereby is also available via separate negotiation.

The accommodation briefly consists of:

- Entrance Vestibule
- Sitting Room
- Kitchen
- Utility Room
- Ground Floor Shower Room
- Two First Floor Bedrooms
- Bathroom
- Two Second Floor Bedrooms
- Study
- Attached Barn
- Detached Barn
- Wood Store
- Car Port
- Parking
- Gardens
- Patio

### Outside

To the front of the house are large expanses of lawn, screened by mature hedges, and to the rear is a traditional farmyard with the outbuildings to either side, making a nice courtyard setting.

The extensive range of outbuildings provide excellent opportunities for stabling, garaging and storage. There is also the possibility of development, subject to planning permission and necessary consents.

### Land

There is a further 33.45 acres (13.54 hectares) of land available via separate negotiation.

The Land surrounds Woodside House and is all currently permanent pasture used for stock grazing and benefits from a natural water supply.

	Acres	Hectares
Woodside House, buildings & grounds	2.31 acres	0.93 ha
Additional Land	33.45 acres	13.54 ha
<b>Total</b>	<b>35.76 acres</b>	<b>14.47 ha</b>

### Environmental Schemes

It is understood that the land is currently entered into a Countryside Stewardship Mid Tier agreement.

### Services

The property benefits from mains electricity, a private water supply, and oil fired central heating. Drainage is to a septic tank. The Land benefits from a natural water supply only.

Please note we have not been able to test services or make any judgement on their current condition. Prospective Purchasers should make their own enquiries.

In particular, the septic tank has not been surveyed and may not comply with new regulations 'General Binding Rules' (effective 1st January 2020) enforced by the Environment Agency. It is the responsibility of the Prospective Purchaser to ensure that a compliant system is in place at their own cost as per legislation.

### Council Tax

The Property is in the Council Tax Band E.

### Energy Performance Certificate

The EPC rating has been assessed as a Band F. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

### Fixtures & Fittings

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

### Sporting & Mineral Rights

Any sporting or mineral rights are included in the sale in so far as they are owned and included within the vendor's title. Please contact the Seller's Solicitors for further information.

### Sale

The property is for sale freehold with Vacant Possession upon completion.

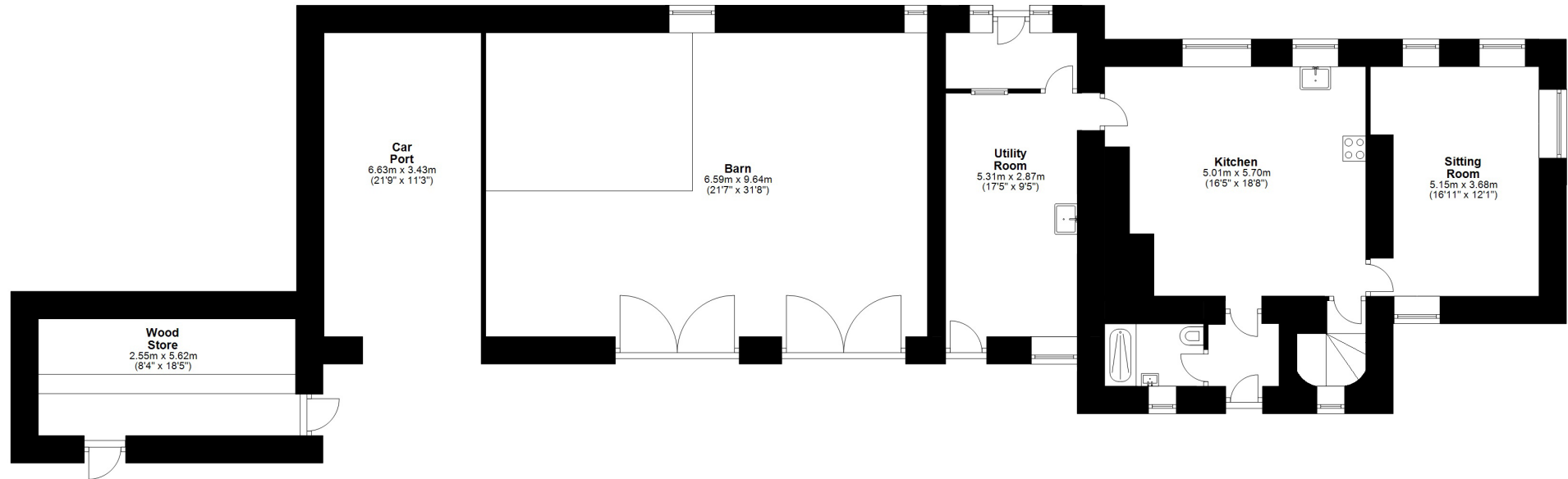
### Local Authority

Cumberland Council, Cumbria House, 117 Botchergate Carlisle, CA1 1RD.

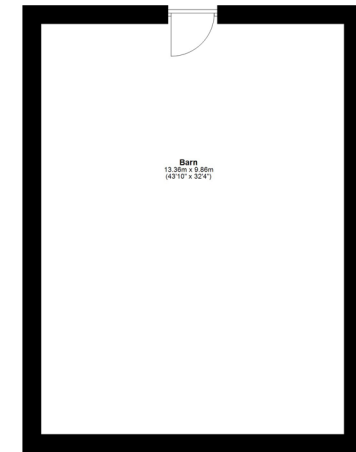
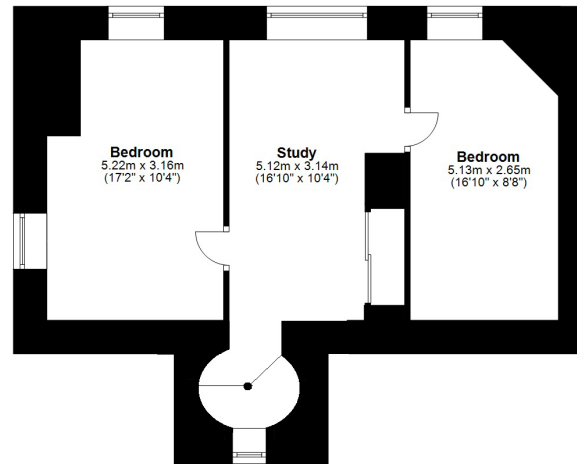
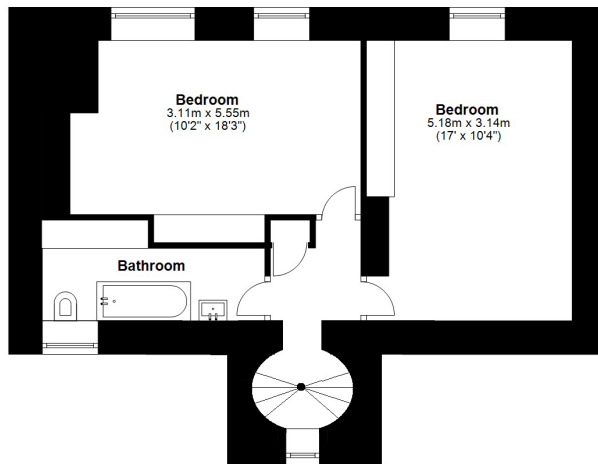
### Deposit

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.

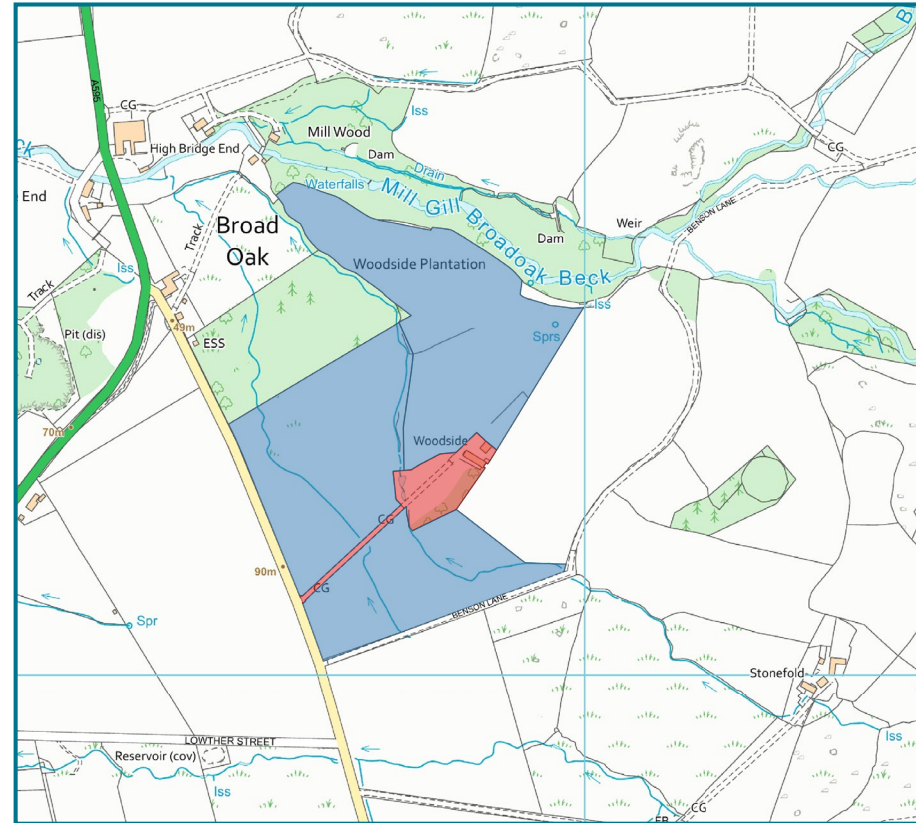




**Outbuilding**







### INDICATIVE SALES PLAN

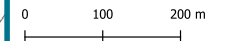
Woodside House,  
Broad Oak,  
Ravenglass  
Cumbria  
LA19 5YP

Total Area:  
35.76 Acres (14.47 Ha)

#### Key

- Woodside house - 2.31 Acres (0.93 Ha)
- Additional available land - 33.45 Acres (13.54 Ha)

A4 - Scale- 1:4,000



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**DAVIDSON & ROBERTSON**  
RURAL SURVEYORS & CONSULTANTS



### Date of Entry

By mutual agreement.

### Solicitors

Burnetts, 3a Lakeland Business Park, Lamplugh Road  
Cockermouth, CA13 0QT.

### Plans, Areas, and Schedules

These are based on the 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@drrural.co.uk.

### Date of Entry

By mutual agreement.

### Method of sale

The property is offered for sale by Private Treaty. Offers should be submitted to sales@drrural.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. 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. Prospective purchasers who have notified their interest through the

selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The Vendor is not bound to accept the highest or indeed any offer, or go to a closing date.

### Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves, and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Particulars prepared April 2024

Land photographs taken February 2024, other photographs taken prior

### Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that: -

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

4. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural, or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations, or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
5. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
6. Any error, omission or misstatement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages or give either party any cause of civil action.
7. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
8. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
9. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
10. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.





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