



FOR SALE
Foldgate Farm

Millom, Cumbria, LA19 5TN

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

Foldgate Farm

Millom, Cumbria, LA19 5TN

A fantastic opportunity to acquire a spacious 5-bedroom farmhouse and 6-bedroom traditional barn conversion, stables, buildings and land, the total area extending to approximately 6.62 acres.

There is also additional land known as 'Lambground' which extends to approximately 0.59 acres (0.24 ha) and includes a farmhouse ruin.

The property is uniquely positioned between the west coastline and Corney fell in the Lake District National Park, and benefits from excellent mountainous views, reaching to The Isle of Man.

Foldgate Farm was once ran as a working farm and now offers the chance for those looking to have multigenerational living or life/work lifestyle opportunity. Currently the property benefits from a variety of income streams; The Farmhouse and The Barn are ran as a successful holiday letting business.

The property is available as a whole or in seven lots:

- Lot 1 - Foldgate Farmhouse
- Lot 2 - The Barn
- Lot 3 - Buildings and Yard
- Lot 4 - Stables
- Lot 5 – Paddock extending to approximately 1.2 acres
- Lot 6 – Land extending to approximately 3.7 acres
- Lot 7 – Lambground extending to approximately 0.59 acres (0.24 ha)

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

Foldgate Farm is located within the Lake District National Park with excellent access to the Western Lakes and coastland and beaches. The beaches at Bootle and Silecroft, and the market town of Broughton in Furness are all 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. St Bees and Coniston Schools are also within commuting distance.

The town of Millom offers expected amenities including schools, healthcare facilities, supermarkets and transport links to nearby Barrow-in-Furness and Lancaster.

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

Millom – 11 miles
 Broughton in Furness – 15 miles
 Whitehaven – 22 miles
 Ambleside – 32 miles

Access

Access can be taken directly from the Corney Fell Road.

What3words

hammocks.deferring.inserted



Directions

From the centre of Millom, head north-west towards Station Road/A5093. Turn left onto Station Road/A5093. At the roundabout, take the 2nd exit onto St George's Rd/A5093 then continue to follow the A5093. Continue onto the A595 and after 6 miles turn right onto Swallow Hurst. Follow onto Bootle Broughton then take a right turn just before Corney Fell Road. This will take you to Foldgate Farm.

From Cockermouth enter the Bridgefoot Roundabout and take the 1st exit onto A595. At the Lillyhall Roundabout, take the 2nd exit and stay on the A595 until Broad Oak. At Broad Oak, take a left turn and leave the A595. Continue on the Corney Fell Road then turn right onto Bootle Broughton. Take the first left, this will take you to Foldgate Farm.

Please note that the road over Corney Fell is closed currently due to a defective bridge, therefore please travel along the A595 via Bootle.

Description

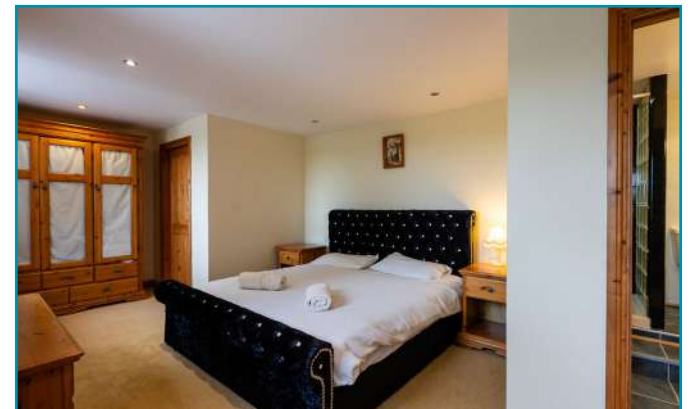
Foldgate Farmhouse

Foldgate Farmhouse is a traditional farmhouse comprising a range of original features. The property is currently used as a successful holiday let accommodation.

Ground Floor

Entrance Porch

Providing access to both reception rooms.





Kitchen Diner

A large kitchen diner area with exposed timber beams and stonework. The kitchen comprises of base and wall units with ample room for dining.

Snug

With open fire.

Sitting Room

With wood burning stove.

Utility/shower room/boiler room

Housing the boiler and water tank. Shower suite with shower, WC and hand wash basin.

First Floor

Principal Bedroom 1

Double bedroom complete with an ensuite shower room comprising shower cubicle, WC and hand wash basin. Access to a raised decking area to the rear of the property.

Bedrooms 2, 3 & 4

Well-proportioned double bedrooms.

Family Bathroom

With bath, WC and hand wash basin.

Second Floor

Bedroom 5

To the second floor is a fifth bedroom with ensuite shower room comprising shower cubicle, hand wash basin and WC.

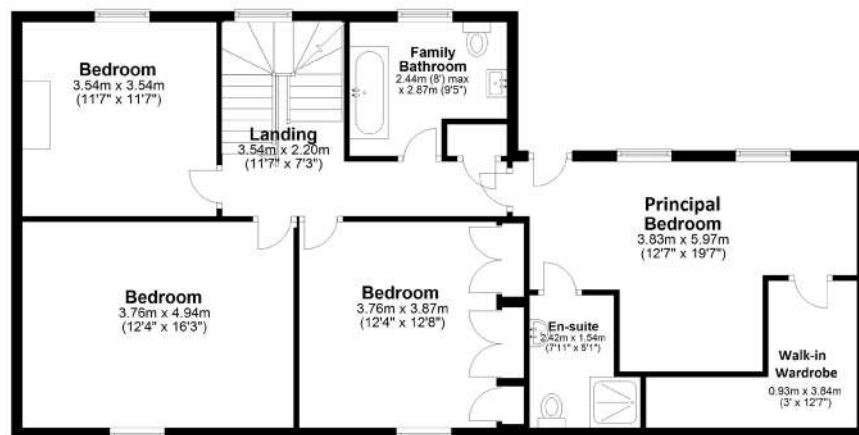


The Farmhouse



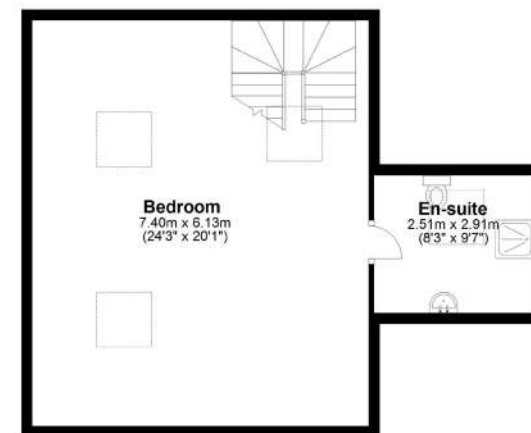
Ground Floor

The Farmhouse



First Floor

The Farmhouse



Second Floor

Foldgate Barn

Foldgate Barn was converted in 2005 and is currently utilised as a successful holiday let accommodation, with owners' accommodation on the ground floor.

Ground Floor

A large one-bedroom flat comprising a separate shower and bathroom and an open plan kitchen/living/dining space. A large utility to the rear corner services the whole barn.

Open plan kitchen, dining room and sitting room

Bedroom with shower

Double bedroom

Utility room

Large utility space.

Bathroom

First Floor

Kitchen Diner

A large open plan kitchen/dining/living area with multi-fuel stove.

Bedroom 1

A double bedroom with ensuite comprising shower over bath, WC and hand wash basin.

Bedroom 2

Double bedroom.

Second Floor

Bedroom 3

Double bedroom with ensuite comprising shower, WC and hand wash basin.

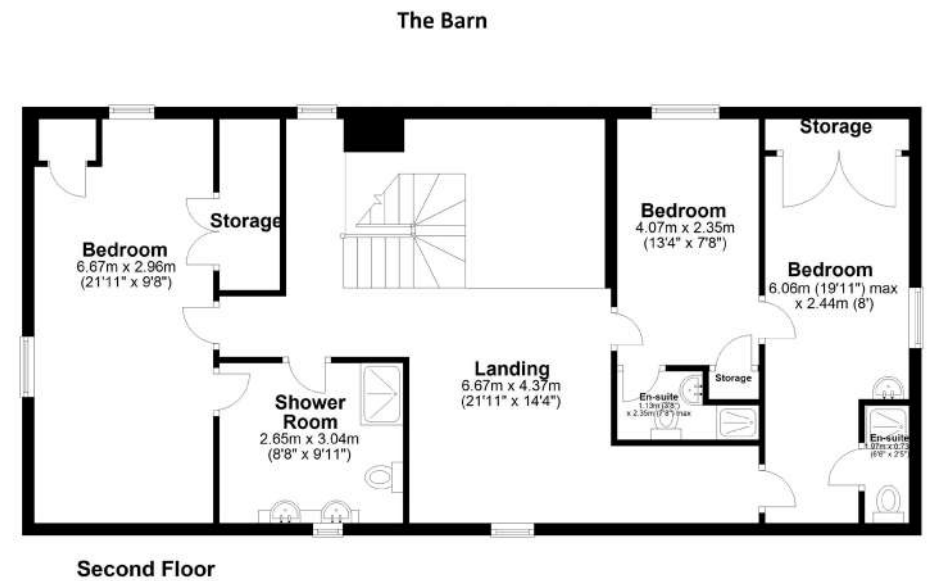
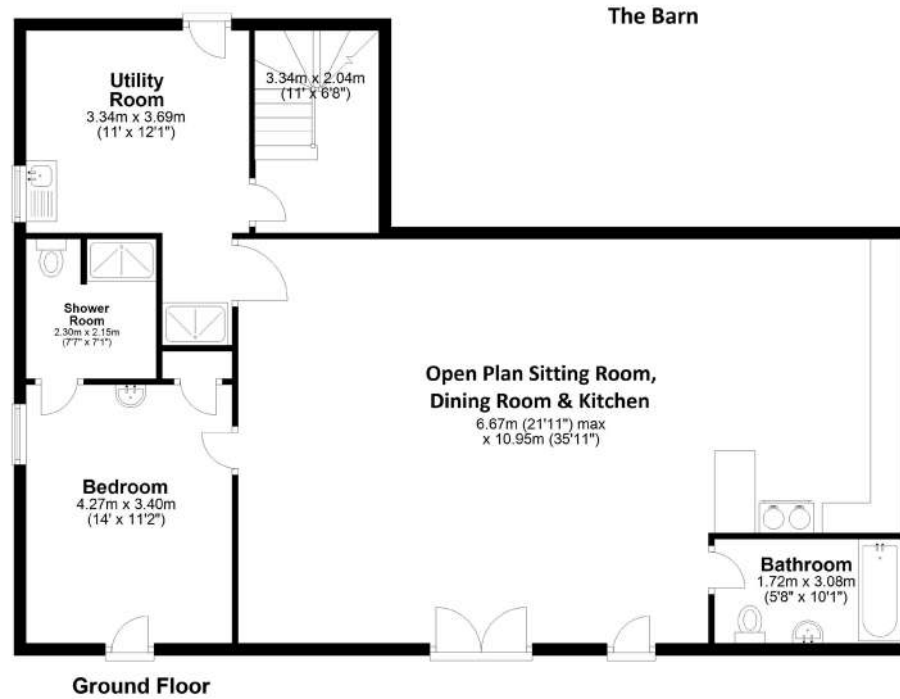
Bedroom 4

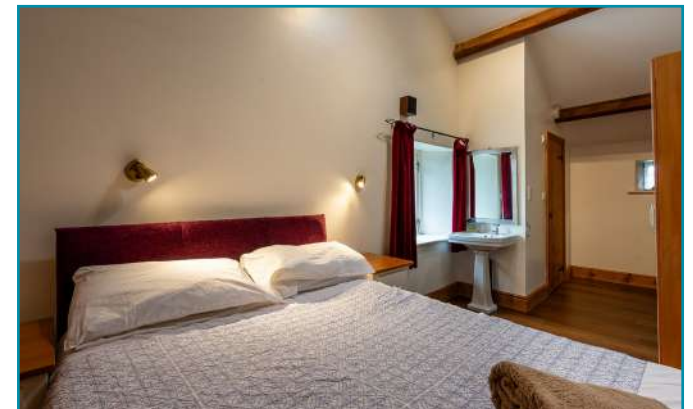
Double bedroom with ensuite comprising shower, WC and hand wash basin.

Bedroom 5

Twin bedroom with ensuite comprising shower, WC and hand wash basin.







External

There are two modern agricultural buildings both with mains electricity, and currently used for general storage.

Building 1 (approx. 18.12m x 13.13m)

Steel portal framed construction with corrugated sheet metal walls and roof. Currently used for storage but could easily be used for livestock housing as original cattle cubicles and feed barriers are in place.

Building 2 (approx. 19.82m x 8.56m)

Timber construction with corrugated sheet metal roof, currently used for general storage but could also be utilised for agricultural purposes.

Stable Block (approx. 16.83m x 5.19m)

Stone under slate construction with four useful stables.

Lot 5

To the southwest of Foldgate Farm are two paddocks extending to approximately 1.2 acres currently used for grazing.

Lot 6

Across the road from Foldgate Farm there is land extending to approximately 3.7 acres currently used for grazing, with a small area of woodland and old sheep handling facilities which could be reinstated. The land also benefits from a natural water supply.

There is a meadow running between the farm buildings and the road which runs around the southern perimeter of the holding and along the public footpath adjacent to the beck.

Close to the entrance of Foldgate Farm is a small orchard area which provides opportunity for reinstatement.

Lot 7 - Lambground

Lambground sits to the southeast of the main holding and extends to approximately 0.59 acres (0.24 ha). of rough land with a farmhouse ruin.

Services

The Farmhouse and The Barn benefit from mains electricity, oil fired central heating, and water provided via a borehole. Drainage is to a private septic tank.

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.

It is the responsibility of prospective purchasers to ensure that a compliant septic tank system is in place at their own cost as per legislation.

Access

Should the Property be sold in lots then appropriate rights of access will be reserved in favour of such lots.

Please note access to lot 7 (Lambground) is taken off the main Corney Fell road.

Fixtures & Fittings

No warranties are given for the fitted appliances.

Energy Performance Certificate Rating

The EPC ratings have been assessed as follows:
The Farmhouse: Band C
The Barn: Band C

For full copies of the EPC information and copies of the reports please contact the Selling Agent.

Holiday let income

The property is currently utilised as a holiday lettings business with healthy figures. Further information is available from the Selling Agents.

Website

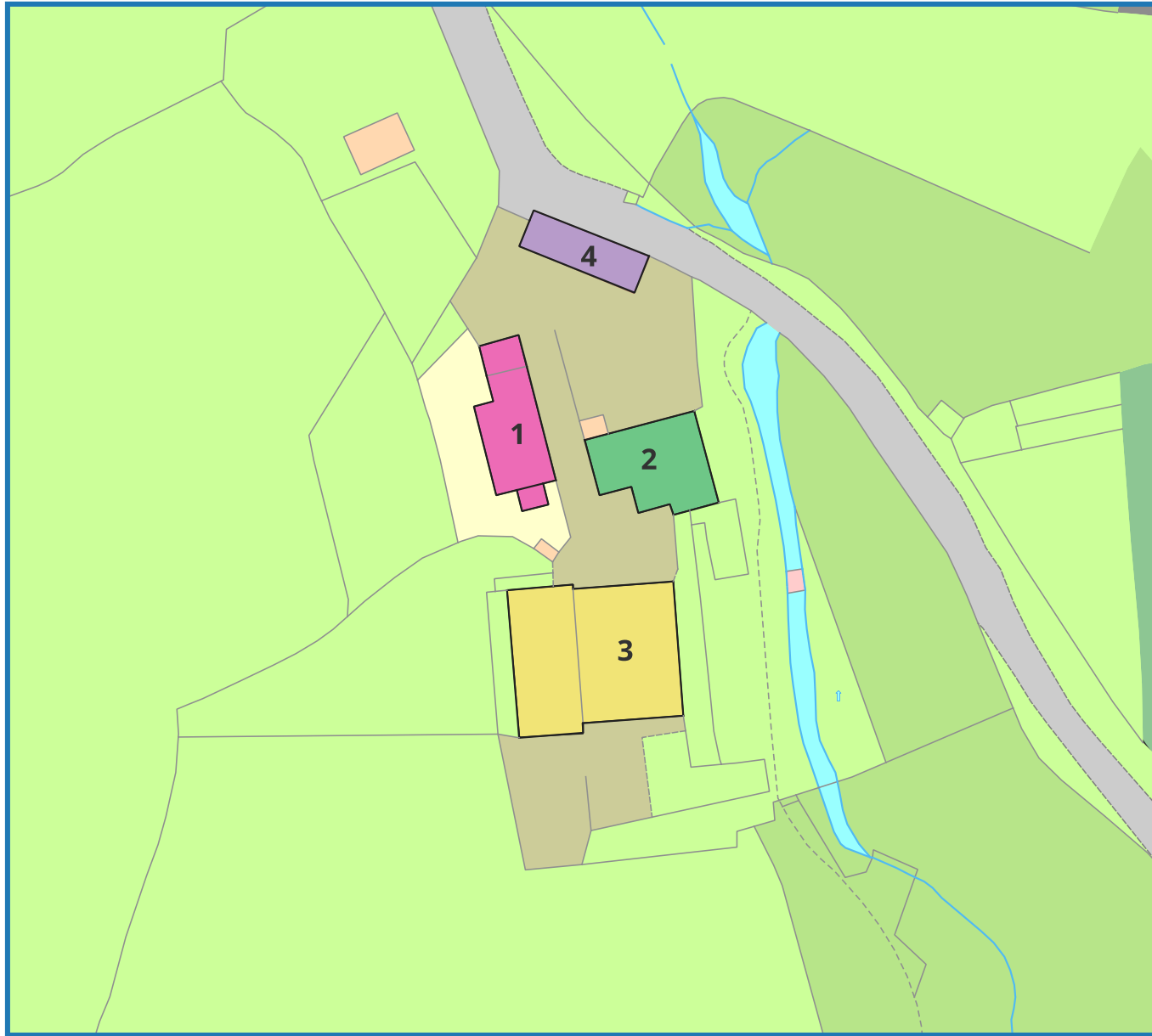
Please note that the website www.foldgate.co.uk is available to be included in any sale.



Lot 3



Lot 4



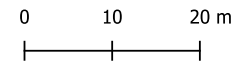
INDICATIVE BUILDING PLAN

Foldgate Farm
Millom
LA19 5TN

Building Key

- Foldgate Farmhouse
- Stables
- The Barn
- Buildings

A4 - Scale- 1:500



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Planning

Prospective purchasers should make their own investigations into any planning matters and building consents and seek relevant professional advice.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Basic Payment Scheme and Environmental Schemes

There are no BPS entitlements or Environmental schemes in connection with the Property.

Health & Safety

Please wear appropriate footwear for inspecting the Property and be aware that animals including Horses may be grazing the land. There are low beams in the Properties so please take care when viewing.

VAT

It is understood that VAT will not be charged on the Property.

Local Authority

Cumberland Council
117 Botchergate
Carlisle
CA1 1RF
Tel: 0300 373 3730

Lotting

The Property is offered for sale as a whole or in 7 lots. Please note that the lots may be able to be further divided depending upon Prospective Purchasers interests. Please contact the Selling Agents for further information.

Should the property be sold in lots then the Vendors reserve the right to have relevant rights across the lots for services and access.

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 Ltd. Telephone: 01900 268633 or via email: sales@drrural.co.uk. All viewings are to be arranged with the selling agents. This is due to paying guests may be occupying some or all of the residential properties.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. 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.

Solicitor

FAO Martin Turner
Brown & Murray
127 Ramsden Square
Barrow-in-Furness
Cumbria
LA14 1XA
01229 772562

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 property 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.

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 paperwork, to the Selling Agent.

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.

There is a public footpath which runs through the Property.

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: -

These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.

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.

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.

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.

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.

Any error, omission or mis-statement 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.

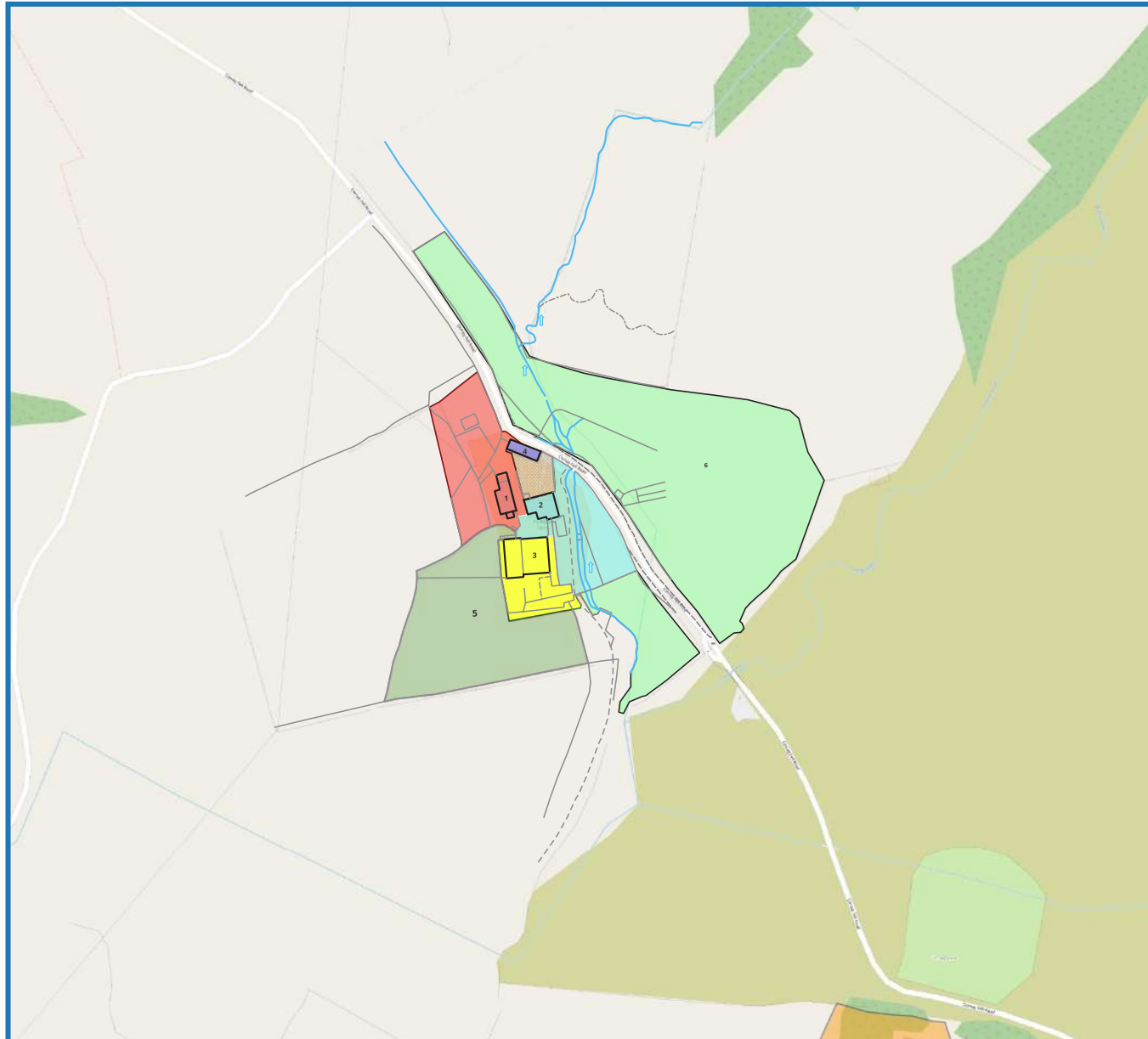
The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

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.

These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photographs taken circa 2022 and provided by the Vendor
Particulars prepared July 2024
Video taken July 2024
Additional photographs taken July 2024



INDICATIVE SITE PLAN

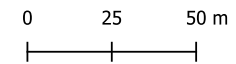
Foldgate Farm,
Millom,
LA19 5TN

Total Area: 6.62 acres (2.68 ha)

Key

- Lot 1 - Foldgate Farmhouse - 0.6 acres
- Lot 2 - The Barn - 0.5 acres
- Lot 3 - Buildings and Yard - 0.3 acres
- Lot 4 - Stables - 0.22 acres
- Lot 5 - Paddock - 1.2 acres
- Lot 6 - Land adjacent to Foldgate Farm - 3.7 acres
- Shared access area available with Lots 1, 2 or 3 - 0.1 acres

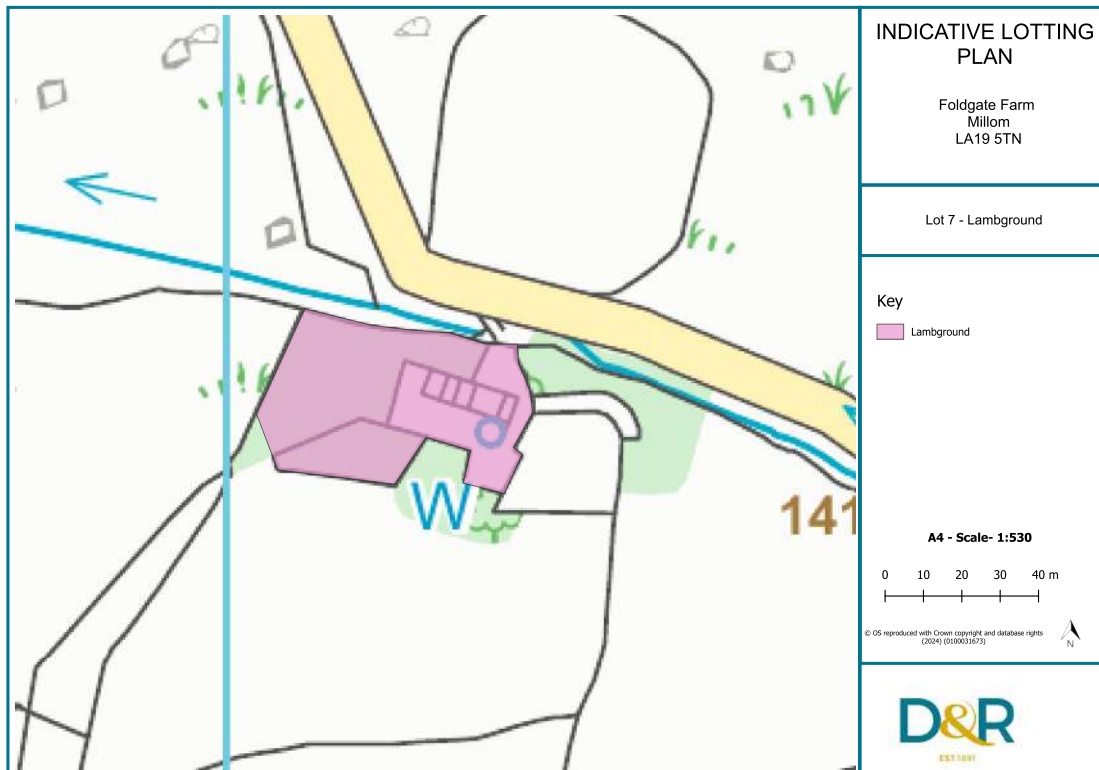
A4 - Scale- 1:1,300



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Lot 7 - Lambground





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& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

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