

FOR SALE

Jamelow, Crofton

Thursby, Carlisle, Cumbria, CA5 6QF



**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

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CA5 6QF

A fabulous family home with room for a pony! Built to a high standard in the early 1980's by the late owners this property offers the opportunity to create a modern family residence. Occupying an elevated position to take advantage of views to the Lakeland fells. With ample external parking, mature gardens, stable and land providing around half an acre of curtilage. This four-bedroom property has the living accommodation arranged over one floor with triple garage and lock-up underneath.

- Four-bedroom detached home
- Extensive views
- Extends to approx. 0.55 acres including gardens and land
- Mature gardens
- Ideal lifestyle or family property
- Viewing highly recommended

Selling agents

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

Tel: 01900 268 633
Fax: 0131 449 5249
Email: sales@drrural.co.uk
Web: www.drrural.co.uk



Situation

Situated in the hamlet of Crofton this lovely rural setting is a hidden gem, with lake, café and independent businesses located in the grounds of the former historic Crofton Hall. There are excellent connections to the A595 and A596, providing easy access to both North and West Cumbria, plus enjoying close proximity to the Lake District National Park.

Located approximately 3.5 miles from the market town of Wigton, with choice of primary schools and a secondary school, independent shops, cafes and supermarket, doctors and cottage hospital plus a train and bus station. Approximately 2 miles from the popular village of Thursby with active community, primary school and church, and approximately 8 miles from the City of Carlisle.

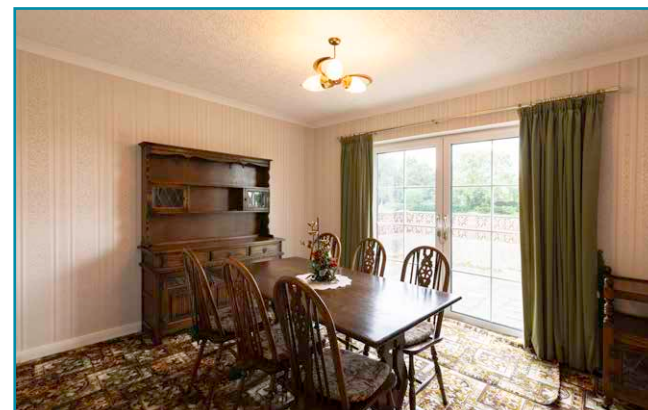
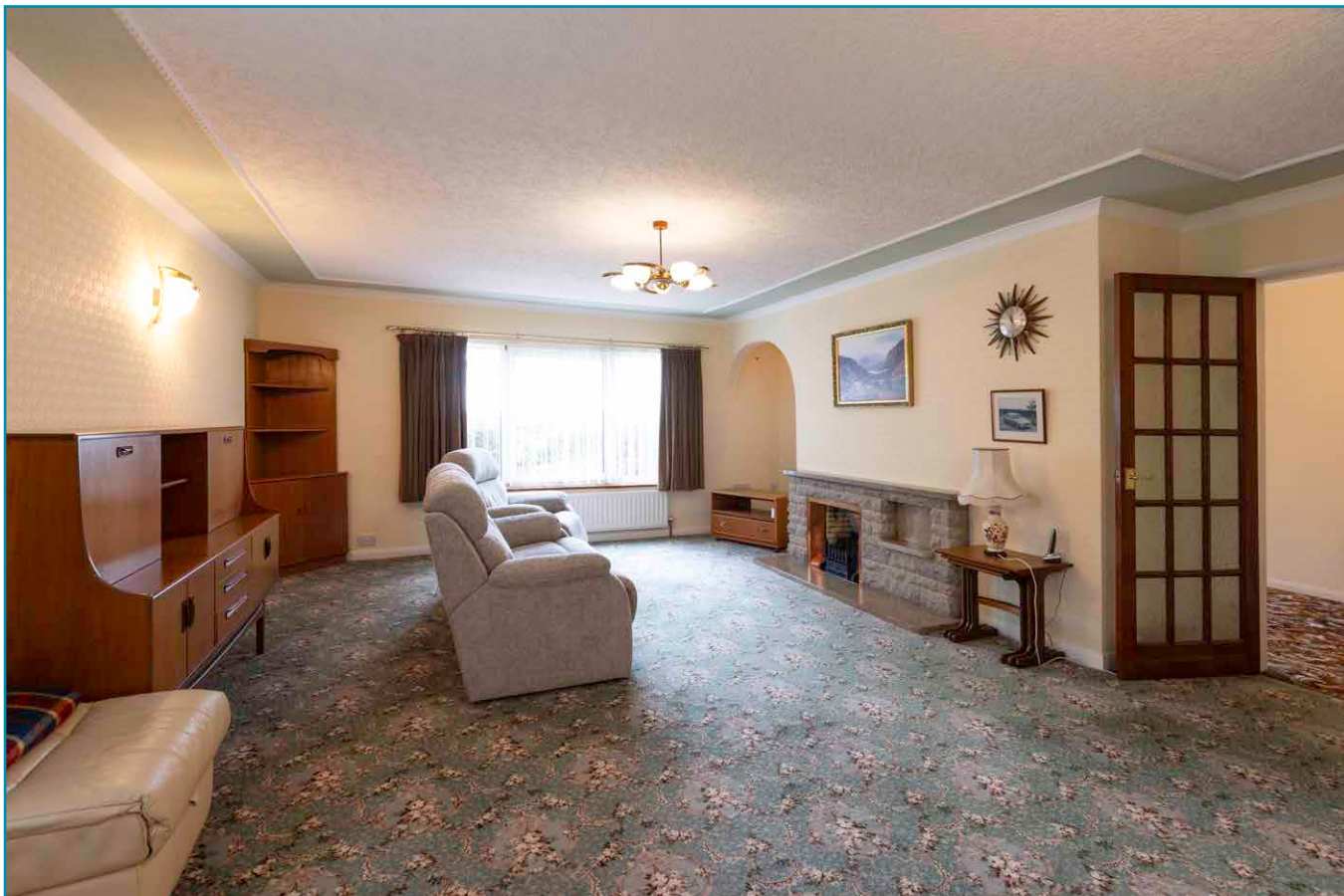
Access

Access is directly from the U2064, a minor public road which links the A595 and A596.

The What3words code for the property is: footpath.dignify. resources

Directions

From Carlisle follow the A595 to Thursby, cross the roundabout taking the A596 to Wigton for approximately 2 miles then turn left to Crofton, Jamelow is the second property on the left. From Workington follow the A596 for approximately 25 miles, take the left turn through the historic Crofton Arch, continue along this road for approximately 1 mile, where Jamelow can be found on the right.



Description

Jamelow offers much opportunity to create generous family living accommodation in a rural setting with easy access to major road connections and public transport.

The plot extends to 0.55 ac and occupies an elevated position. The generous grounds provide plenty of parking, mature gardens, a stable and paddock giving the opportunity to enjoy the rural setting. The property provides good living accommodation with scope to create a modern entertaining space.

The property will appeal to a variety of purchasers, from families and professionals, retirement or multi-generational living. On

the doorstep of the Lake District will appeal to local, regional and national buyers alike.

Tenure

The property is offered for sale freehold.

The accommodation consists of:

Ground floor

Large garage to accommodate three cars, with double up and over doors, ample internal shelving, plus lock up store.

Staircase from Garage leading to first floor

Utility

Fitted base units and storage cupboard, sink, washing machine and dryer. Part tiled, window and external door with frosted glass to the side of the property.

Kitchen/Diner

The Kitchen is open plan with an informal dining area, great for entertaining. Offering a range of wall and base units, one and a half bowl sink and drainer, integrated fridge/freezer, electric cooker and fitted microwave, integrated dishwasher. Ceramic hob and NEFF deep fat fryer with extractor. Tiled walls to the kitchen area, wooden flooring and spotlights over. Large window to encompass views over adjacent fields. Dining area with integrated tabletop to match the worktops with seating for a minimum of 4, overhead lighting, carpeted area. Door to formal dining room and hallway.

Dining Room

A lovely room with patio doors to the rear onto patio area, great for alfresco dining and BBQ's. Carpeted throughout, wallpaper and coving, double doors to the sitting room.

Sitting Room

A large room with windows to the rear and side of the property. Central stone fireplace with gas fire, marble effect hearth and mantle piece. Recessed feature with archway. Carpeted throughout with paper to the walls and ceiling, decorative coving. Two radiators. Door to hallway.

Hallway

Reception area leading to frosted glass door to the side of the property leading to covered Porch, with sandstone flags double glazed window and light.

Internal store cupboard off the hallway with shelves and clothes rail.

Hallway leads to:

Bedroom 1

Single bedroom/office part wallpaper part painted, carpet, radiator.

Bedroom 2

Double bedroom, carpet, radiator, wallpaper and painted, central ceiling light and wall lights.

Bedroom 3

Double bedroom with fitted furniture, carpeted, painted, radiator.

Master Bedroom

Double bedroom with fitted wardrobes and dressing table, carpeted, painted walls, papered ceiling, central light and wall lights, radiator.

Bathroom

Corner jacuzzi bath, WC, sink with mirror over and light, towel rail, frosted window, central light, fully tiled throughout, carpet.

Shower Room

Mira electric shower, WC, sink, towel rail, storage cupboard with hot water cylinder, frosted window, tiled throughout, painted ceiling, central light, carpet.

Outside Space

The property benefits from a generous tarmaced parking area, plus block paved driveway to the front door. The gardens are predominantly laid to lawn with mature borders and shrubs and well-developed hedge to maintain privacy. There is a patio area to the rear of the property enabling seating area and BBQ space, ideal for entertaining and enjoying the surrounding outlook.

In addition, there is a timber stable with profile sheet roof providing tack room and stable.

Land

The land extends to approximately 0.19 acres of permanent pasture bounded by a post and wire fence.

Services

The property benefits from mains electricity and water. A new Marsh Gravity 6 person Treatment Plant has just been installed.

There is an electric heating system with boiler and hot water cylinder plus a gas fire which uses LPG bottles.

There are PV solar panels installed which feed directly to the grid, generating a modest income - further details available on request.

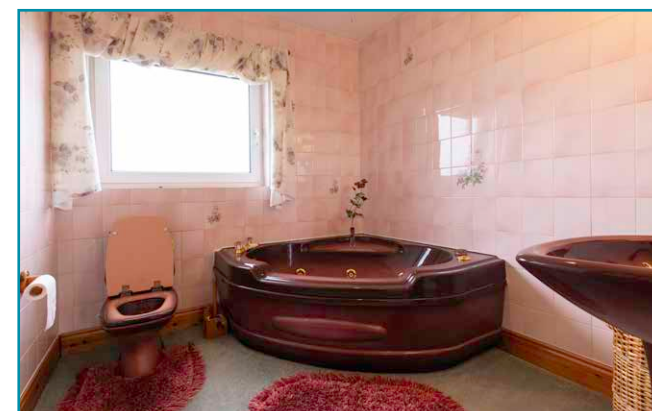
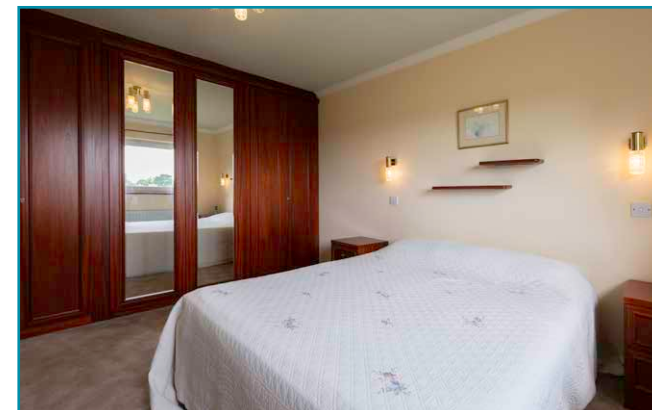
Please note that we have not tested any services or make any judgement on their current condition, it is up to prospective purchasers to make their own enquiries with regards to the services for the property.

Council Tax

This property is in Council Tax Band E.

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

Planning & Development

Prospective purchasers should carry out their own due diligence and make their own enquiries and investigations with regard to potential property alterations or development with Cumberland Council (Allerdale).

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.

Local Authority

Cumberland Council, Civic Centre, Rickergate, Carlisle, CA3 8QC
Tel: 03003 733730

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@drural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Method of sale & guide price

Offers for the property as a whole are sought in the region of £450,000

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.

Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) and carry out their own further due diligence.

Flooding

The Vendor has not made us aware of any flooding to the property in the past. Prospective Purchasers should investigate flood risk as part of their due diligence process.

Parking

The property benefits from private drive and triple garage.

Restrictions

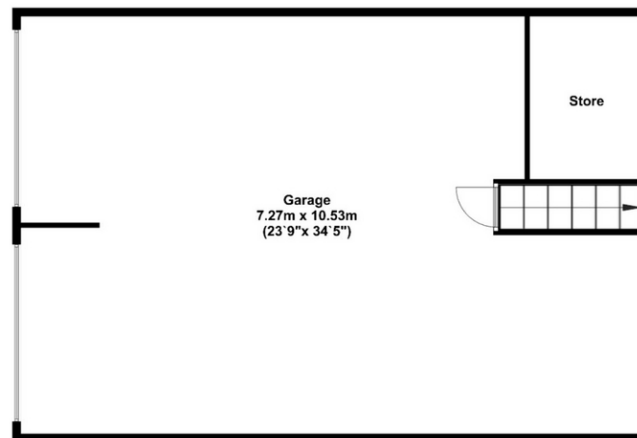
The Property is not understood to have any restrictions/restrictive covenants.

Rights of way

The Property is not understood to be affected by any rights of way.

Proposal for development

Prospective Purchasers should investigate proposals for development as part of their due diligence process. The Vendor has not made us aware of any proposals for development to the property or in the immediate locality of the property.



Property accessibility adaptions

The living accommodation is on the first floor, this can however be accessed via a driveway up to the front door enabling access via a single step, avoiding the need to use the stairs from the garage. There is level access throughout.

Solicitor

Rachel Cameron
Bell Park Kerridge Solicitors
Clifford Court
Cooper Way
Parkhouse
Carlisle
CA3 0JG

Important Notes

Interested parties should register their interest and any proposals should be submitted to twj@drrural.co.uk, sales@drrural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 0QT. Should a proposal be submitted to the office address please also confirm via telephone or email. The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties. A closing date for proposals may be fixed. The owner is not bound to accept any proposal, or go to a closing date.

Personal interest

Please note that there is a family connection with the Seller and a member of the team at Davidson & Robertson, we are obliged to disclose this to prospective purchasers as part of these particulars and further information can be provided on this from the Selling Agents.

Offers and Anti-Money Laundering (AML) Regulations

All offers should be submitted to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

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 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.

CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of 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

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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. 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.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photos taken – June 2026

Particulars prepared – June 2026



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