



# C & D Property Services

Land and Estate Agents, Valuers and Surveyors

Part of Cumberland & Dumfriesshire Farmers' Mart PLC

Carlisle 10 miles, Brampton 5½ miles, Longtown 7 miles  
(All distances approximate)

## CROFT FARM, HETHERSGILL Nr. CARLISLE, CUMBRIA



**Croft Farm is situated in the pleasant rural village of Hethersgill and comprises a four bedroom detached farmhouse in need of modernisation with garden and grounds extending to approximately 0.27 acres (0.11 hectares) overall. There is also the option to buy up to 6.5ac (2.63ha) of good adjoining grazing land by separate negotiation. Although this is a quiet country location, the City of Carlisle, the M6 Motorway and the towns of Brampton and Longtown are all readily accessible and provide most required amenities. Price reduced for quick sale**

The accommodation has part PVC double glazing and briefly comprises entrance hall, sitting room, living room, kitchen with dining area, utility room, four bedrooms and a family bathroom. To the rear there is a private garden and small field area plus a forecourt front garden and side access.

### **GUIDE PRICE:**

**£147,000 for house and grounds, £48,000 for optional land or as a whole  
£195,000**



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<b>LOCATION</b>	Hethersgill is situated in an attractive rural area in north Cumbria approximately 10 miles north east of the City of Carlisle where most required amenities are available to include access to the M6 and a mainline train station. The towns of Brampton and Longtown are also readily accessible and have most required local amenities available.
<b>DIRECTIONS</b>	From the village of Smithfield which is situated on the A6071 between Longtown and Brampton, take the turning at the crossroads near the Robin Hood Inn towards Hethersgill. Follow this road for approximately 3 miles and the property will be seen on your right as you enter Hethersgill. The situation is shown on the Location Plans.
<b>SERVICES</b>	The property has mains water, electricity and sewerage. There is an oil fired central heating system to radiators throughout the principal accommodation, but this is not functioning at present. The windows are mostly PVC double glazed.
<b>LOCAL AUTHORITY</b>	Carlisle City Council, Civic Centre, Carlisle, CA3 8QG. Tel: (01228) 817000.
<b>COUNCIL TAX</b>	Following enquiry to the Valuation Office website we understand the property is in Council Tax Band 'C'.
<b>POSSESSION</b>	Vacant possession of the property will be given upon completion of the sale which will be by agreement.
<b>POST CODE</b>	CA6 6EH.
<b>VIEWING</b>	Strictly by appointment only through the sole selling agents on (01228) 792299.
<b>ADDITIONAL ITEMS</b>	The fitted carpets and curtains are included within the sale price.
<b>SOLICITORS</b>	Bendles, 22 Portland Square, Carlisle CA1 1PE. Tel: (01228) 522215. For the attention of Mr J.T. Hanlon.
<b>WAYLEAVES, EASEMENTS, AND RIGHTS OF WAY</b>	The property is sold subject to and with the benefit of all reservations, Easements, Rights of Way and other matters, whether public or private and whether constituted in the title deeds or not. There is also an agricultural right of way to point "A" on the plan from the highway and to the land to the rear coloured blue. (not applicable if land shown blue also purchased)
<b>ACCOMMODATION</b>	The accommodation briefly comprises:-  Front door to <b>entrance hall</b> with radiator and staircase.
<b>Sitting Room</b>	13'6" x 9'2" (4.12m x 2.8m) with a tiled fireplace, radiator and providing a potential additional bedroom.
<b>Bedroom</b>	9'0" x 6'10" (2.76m x 2.09m) with radiator.
<b>Living Room</b>	13'11" max x 13'7" (4.25m max x 4.14m) having an open fire, radiator, built-in shelved cupboard and boxed in beam.

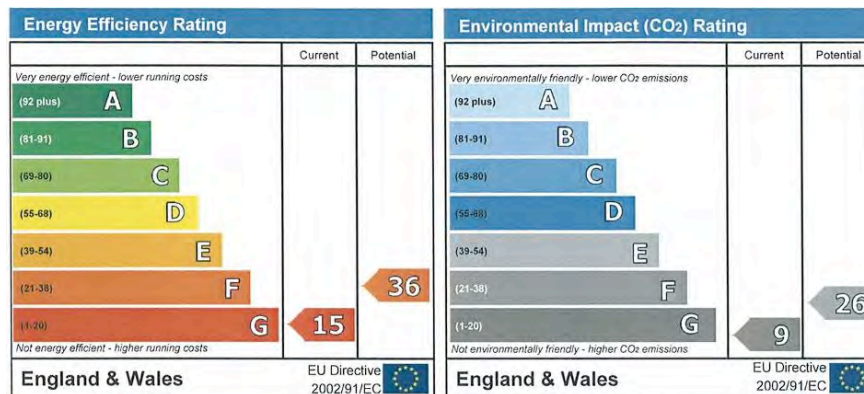
<b>Kitchen/Breakfast Room</b>	9'4" x 6'11" (2.86m x 2.12m) having fitted wall and base kitchen units, a coloured sink with mixer tap and drainer, an electric cooker and opening to:-
<b>Dining Area</b>	7'8" x 7'2" (2.35m x 3.2m) with radiator, wall cupboard and window overlooking the rear garden.
<b>Utility Room</b>	9'10" x 12'3" (3.02m x 3.75m) having plumbing for a washing machine, a cupboard and drawer unit, coat hooks, boiler cupboard and <b>separate W.C.</b>
<i>First Floor</i>	The staircase from the entrance hall leads to a first floor landing with radiator and providing access to:-
<b>Bedroom</b>	9'1" x 13'6" (2.79m x 4.12m) situated at the front of the house with view to the fields and having a radiator.
<b>Bedroom</b>	16'1" max x 13'6" max (4.91m max x 4.13m max) being an 'L' shaped room with radiator, built-in wardrobe and hot water cylinder cupboard.
<b>Bedroom</b>	9'1" x 6'11" (2.78m x 2.13m) having a view to the fields to the rear and radiator.
<b>Bathroom</b>	7'0" x 9'4" (2.15m x 2.86m) with a white three piece bathroom suite comprising a panelled bath, pedestal wash hand basin and W.C. There is an electric shower unit over the bath and a radiator.
<u>Outside</u>	To the front of the dwelling there is a good sized stone walled <b>forecourt</b> which is concrete surfaced with pedestrian access gates. A pathway leading off the forecourt leads around the side of the house to the rear <b>garden</b> . At the rear of the house there is a concrete path with stone wall and steps leading up to a lawned garden with flower beds. To the side of the garden there is a driveway leading to the rear of the garden where there is a <b>parking</b> and turning area and subject to planning consent providing some scope for construction of stables or other outbuildings. This area is unfenced at present but will extend 30 metres from the rear garden boundary.
<b>OPTIONAL LAND</b>	The optional land is situated to the rear of the dwelling providing good grazing extending to approximately 6.5 acres (2.63 hectares) shown blue on the sale plan. A footpath crosses this land and the entitlements to the Single Payment Scheme can be included by negotiation. See note below.

## NOTE

- a) **Important note regarding areas.** The areas of the holding may need some adjustment following erection of new fencing and re-measurement.
- b) The fence on the new east boundary will be erected by the Vendor as shown by the marker posts. The rear boundary of the property and gate will be erected by the vendor but will be the maintenance responsibility of the purchaser. There will be a covenant in the sale preventing construction of buildings on land to the rear of the house within 5m of the eastern boundary. The neighbour is also to erect a boundary fence on the drive side and against the field adjoining the new detached house.

## HIP/EPC

An electronic copy of the HIP (Home Information Pack) for this property is available on request by email. A summary of the EPC (Energy Performance Certificate) is set out below and full details included in the HIP.



Details prepared 17<sup>th</sup> November 2009. Amended 5<sup>th</sup> January 2011 Ref: NPH

### Important Notice

C & D Property Services for themselves and for the Vendors/Lessors of this property, give you notice that:-

1. The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
2. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid committing an offence under the Property Misdescriptions Act 1991. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
4. No person in the employment of C & D Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Property Services or the Vendors/Lessors of this property.