

## No.2 Newbiggin Cottages, Waberthwaite, Millom, Cumbria, LA19 5YQ



***Guide Price £115,000***

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**Location/Directions:**

Newbiggin is a rural hamlet in the parish of Waberthwaite which is located in a quiet position on the edge of the west Cumbrian coast and within the Lake District National Park World Heritage Site. Travelling south on the main A595 trunk road, pass Ravenglass and Muncaster take the minor road signposted for Newbiggin at the junction off the A595 close to Waberthwaite Primary school. Follow the minor road for approximately 1 mile. The property is located within the terrace of cottages on the right-hand side of the road on the edge of the hamlet. The property will be marked with 'For Sale' boards. For those using Sat Nav, postcode is LA19 5YQ, OS tile number SD094941.

**General Description:**

This three bedroomed cottage located within an attractive terrace of cottages is constructed of stone and brick with a rendered finish under a main pitched, slated roof with a rear garden. Windows are double glazed upvc units as are external doors. Ground floors are of solid construction with timber floors on the first floor. To the rear is a small lean-to sunroom and garden which has views over the surrounding farmland.

**Ground floor:**

Living room; 4.00m x 3.94m (13'1" x 12'11") with open fireplace with tiled surround, built in cupboard, electric radiator, window on front elevation, external door, step down to hallway.

Hallway; with doors to living room, kitchen and bathroom plus staircase to first floor.

Kitchen; 2.84m x (9'4") x 2.86m (9'5") with range of fitted kitchen units, stainless steel sink, consumer unit, external door to sunroom, window overlooking rear garden.

Sunroom; 1.81m x 3.29m (5'11" x 10'10") with dwarf wall and glazed timber frame above with lean to roof and external timber door

Bathroom; 2.69m x 1.82m (8'10" x 6') with W.C, bath and wash hand basin, radiator, window to rear.



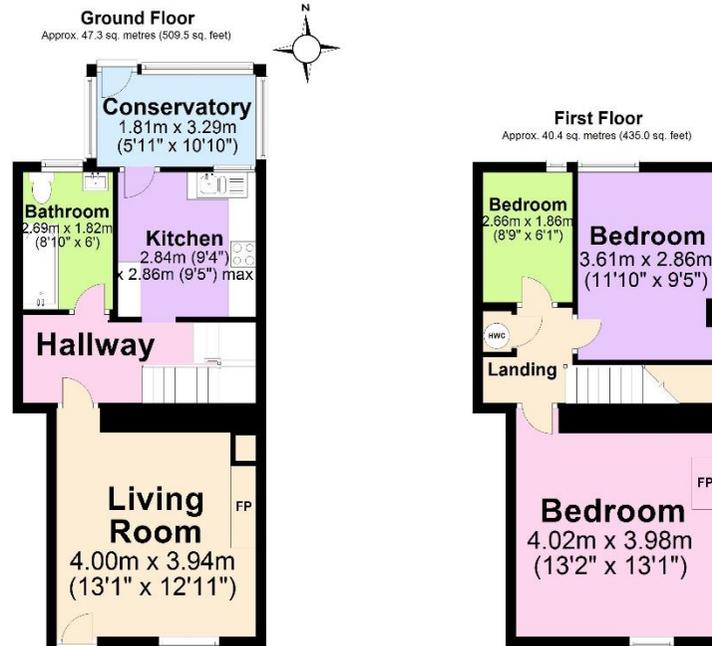
**First floor:**

Bedroom 1; 4.02m x 3.98m (13'2" x 13'1") double room with traditional fireplace, window to front

Bedroom 2; 3.61m x 2.86m (11'10" x 9'5") double room with radiator, window to rear

Bedroom 3; 2.66m x 1.86m (8'9" x 6' 1") single room with timber door, window to rear.

Landing; with inbuilt cupboard housing hot water cylinder.



Total area: approx. 87.7 sq. metres (944.5 sq. feet)



**Outside:**

The property benefits from a rear garden which is predominantly lawned with a rear fence which overlooks the fields behind. There is also a small, rendered block shed with a pitched slated roof and timber door.



## METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. Offers should be submitted to: Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria CA13 0QQ. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

#### VIEWING

Strictly by arrangement with the Sole Agents:  
Mitchells land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ.  
Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

#### Vendors Solicitor:

Mr M Turner, Brown & Murray Solicitors, 127 Ramsden Square, Barrow-in-Furness, Cumbria, LA14 1XA. Tel: 01229 820021 E: [mturner@brownandmurray.co.uk](mailto:mturner@brownandmurray.co.uk)

#### VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

**Council Tax** Band B with Copeland Burrough Council

#### Energy Performance certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E		
21-38	F	25   F	
1-20	G		

**DATE OF PREPARATION** March 2021

#### Fixtures and Fittings:

These are mostly included in the sale at no extra charge. Prospective purchasers should discuss specific items with the Vendor as appropriate.

#### Services:

BT line is connected. Water and electricity is via a mains supply. Heating is via electric radiators, plus open fire with back boiler to heat water along with supplementary immersion heater in water cylinder. Drainage is via a private septic tank shared with the neighbouring properties (see 'Tenure and Title' in the Further Details section towards the end of these particulars).

#### Tenure and Title:

The property has freehold title and vacant possession will be given on completion.

The following affect the property:-

- The septic tank does not comply with new regulations 'General Binding Rules' (effective 1<sup>st</sup> January 2020) enforced by the Environment Agency, which do not allow septic tank discharge directly into surface water. The vendor will install a compliant system either prior to or within 12 months of completion at his own cost.

The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi-easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendor's solicitor in order to do so.

#### Money Laundering Regulations:

As part of the Money Laundering Regulations relating to the sale of property, we, as selling agents are obliged to carry out 'Customer Due Diligence' checks on potential purchasers prior to a transaction being completed. We are therefore bound by law to ensure we have appropriate identification of purchasers. Please be aware that we will require the purchaser(s) to provide suitable identification to us prior to completion.

## **IMPORTANT NOTICE**

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken March 2021.
2. Plans are not to scale, are for guidance only and do not form part of a contract.
3. Services and appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent.
5. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable or being entered into by the Vendor's solicitor.
8. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.
9. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.

### **FREE MARKET APPRAISAL**

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home.

We will advise on Guide Price which will accurately position your property in the current market, maximising viewings and sale prospects.

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