

Preliminary particulars of sale of:

LOW GREENDALE, WASDALE HEAD, CA20 1EU
in the
LAKE DISTRICT NATIONAL PARK

A rare opportunity to acquire a traditional Lakeland farmhouse surrounded by the unique beauty of the Wasdale valley. The property comprises a traditional 3/4 bedroom farmhouse with modern conservatory and attached outbuilding as well as an attractive rear garden and approximately 1.10 hectares (2.72 acres) of land. This property offers a lifestyle choice as a smallholding or opportunity for a holiday enterprise

Guide Price £400,000

Sole Agents:

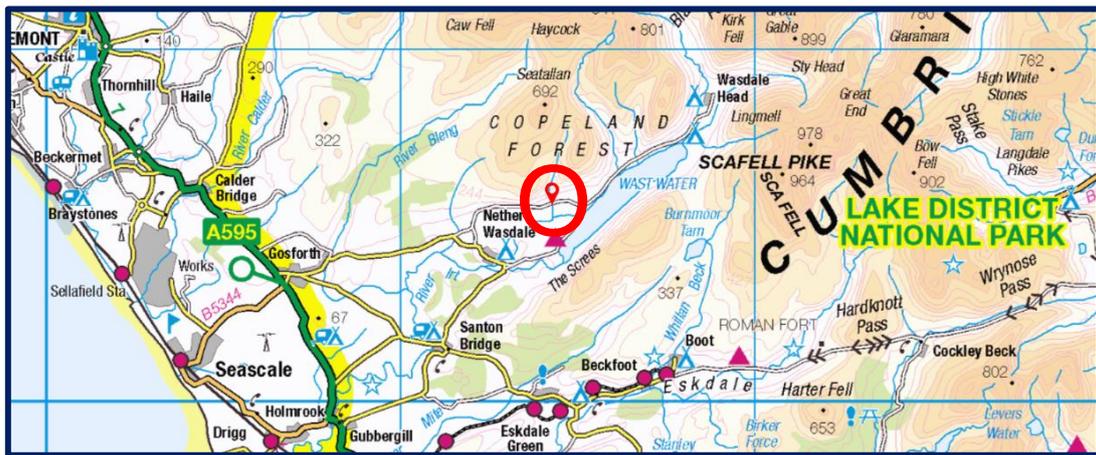
Land Agency Dept.
Mitchell's Auction Co. Ltd.
Lakeland Livestock Centre
Cockermouth
Cumbria CA13 0QQ
Tel: 01900 822016
info@mitchellslandagency.co.uk

Solicitor:

Shannon Skilling
Bleasdale's Solicitors
14 Scotch Street
Whitehaven
Cumbria CA28 7NG
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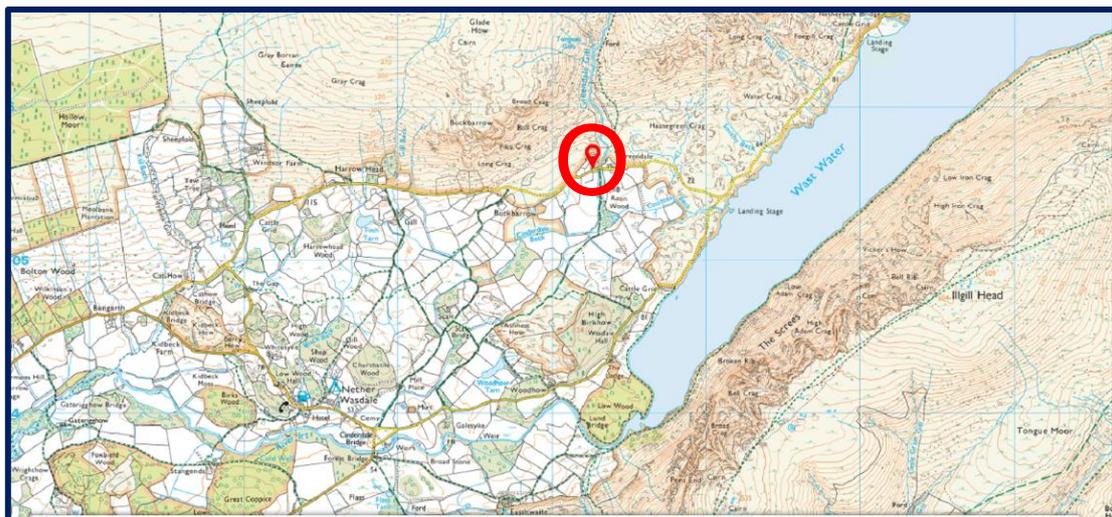
INTRODUCTION:

Low Greendale sits in an enviable position. It is nestled at the foot of Nether Wasdale Common with its imposing crags, it overlooks the Screes and the valley floor and is only minutes from Wastwater with its incredible views of the valley. The property itself is a traditional Cumbrian farmhouse with 3 (potentially 4) bedrooms with additional space in the loft. The space and light provided by the modern conservatory is a welcome addition leaving 2 further reception rooms and a kitchen with views across the fells to the rear. There can be few rear gardens with more impressive views. The approx. 1.10 hectares (2.72 acres) of land to the rear of the property is bound by traditional dry stone walls and could be used to graze a small number of livestock and the out building and off road parking complete the package.



DIRECTIONS:

See the location plans above and below. Low Greendale is accessed directly off the public road leading from Gosforth to Wasdale Head in a north easterly direction. For those using 'Sat Nav' systems the postcode of the property is CA20 1EU. However, exercise caution as on some systems this postcode does not find the property accurately. Please consult maps provided and look out for our 'For Sale' boards. Its grid reference is NY142056.



DESCRIPTION:

Low Greendale is located approximately 5 miles north east of the village of Gosforth. Gosforth offers a range of services including a nursery, primary school, shop, pubs and cafes. The nearest town is Whitehaven, located approximately 17 miles to the north-west which offers a broader range of both commercial and ancillary services.

The property comprises a 3 bedroomed rendered farmhouse over two storeys constructed from solid stone under a main pitched slated roof with chimney stacks within the ridge line and attached barn/outhouse and lean-to conservatory. Windows are a combination of timber and uPVC units. At present the layout upstairs is such that there is a dressing room leading on to a bathroom. Therefore potential exists to convert the dressing room into a fourth bedroom. The attic room is currently used for storage, however, subject to building regulations compliance there is potential for additional living space.



Ground floor accommodation comprises;

- Sun room** **6.13m x 2.74m (20'1" x 9')**
uPVC external door on rear elevation, double doors to living room.
- Living room** **7.20m x 2.72m (23'7" x 8'11")**
Leading to dining room
- Dining room** **3.85m x 3.91m (12'8" x 12'10")**
With front door and doorways to sitting room and kitchen
- Sitting room** **3.85m (12'8") x 3.03m (9'11") max**
- Kitchen** **3.25m x 3.05m (10'8" x 10')**
With range of base and wall units, doors to stairs, utility room and rear porch
- Utility room** **2.31m (7'7") x 3.03m (9'11") max**
With base units and under stairs cupboard
- Rear porch** **1.38m x 2.12m (4'6" x 6'11")**
With external door to rear garden.

Stairs to first floor timber stairs with half landing

First floor accommodation comprises;

Stairs to landing;

Bedroom 1	3.90m x 3.22m (12'10" x 10'7")
Bedroom 2	3.17m x 3.08m (10'5" x 10'11")
Bedroom 3	2.97m x 2.92m (9'9" x 9'7")
Dressing room	3.85m x 2.76m (12'8" x 9'1")
Bathroom 1	3.30m x 2.76m (10'10" x 9'1")
Bathroom 2	2.25m x 3.04m (7'5" x 10')
Attic room	6.10m x 6.13m (20' x 20'1")

Services:

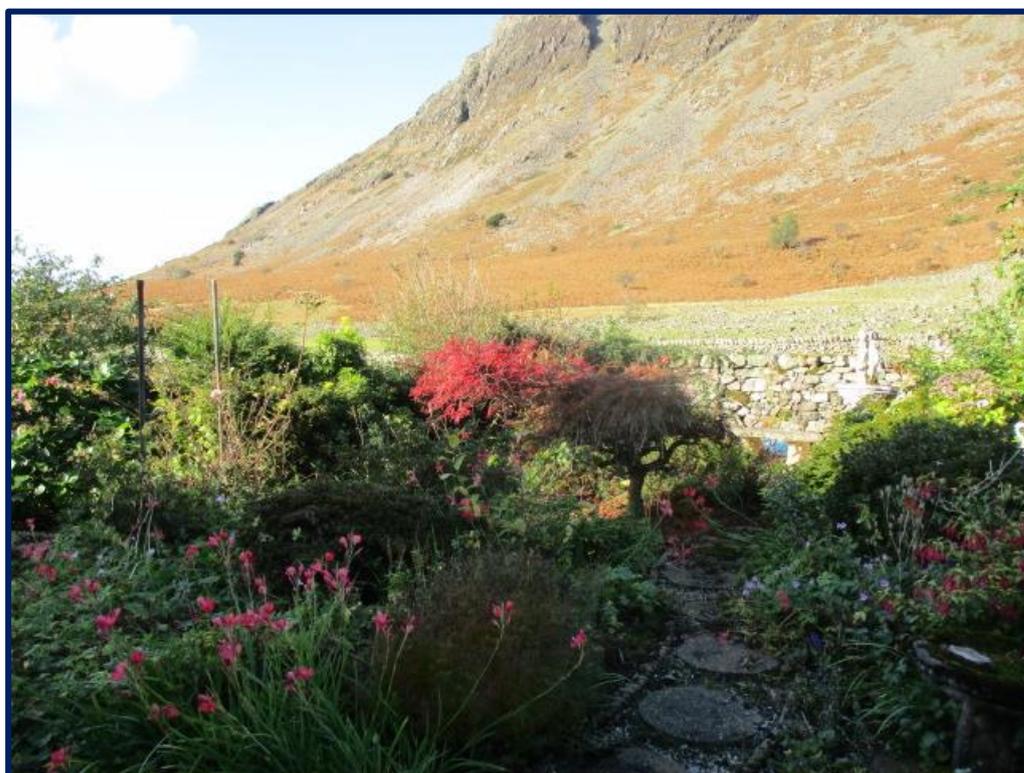
Private water supply, sewerage by way of private septic tank (we are advised that this does not discharge directly into a watercourse), electricity and BT telephone line. Oil fired central heating throughout (except for Sun room), hot water via solar panel system with immersion heater supplementary function.

Council Tax:

Low Greendale has been placed in 'Band E' by Copeland Borough Council. N.B. Improvement indicator is attached to the property which means the banding may be reviewed upon completion of a sale, although this does not necessarily mean the banding will be altered.

Outside:

The agricultural land attached to the property extends to approximately 1.10 hectares (2.72 ac) and is fully described in the 'Agricultural land' section. In addition to this the property has a well-proportioned rear garden, with seating area and off-road parking for two cars.



Out

Building:

The property has an attached barn with a lean-to style slated roof which is accessed by a single door from the rear of the property. The barn is split into two sections, the first, smaller section houses the boiler for the central heating system and has a sink and plumbing for a washing machine. The second, larger section provides useful storage space.

FLOOR PLAN

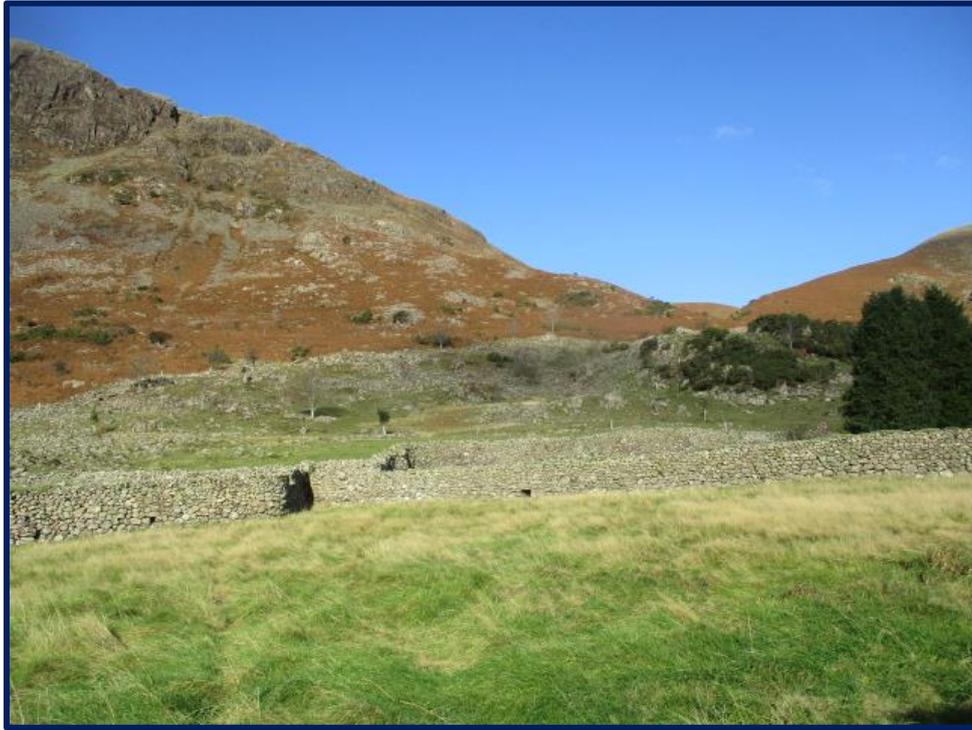


EPC – Full copy of EPC document is available from the sole agent on request

Address: Low Greendale, Wasdale Head, SEASCALE, Cumbria, CA20 1EU
 RRN: 8797-8696-9729-3497-9913

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		76
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



AGRICULTURAL LAND:

The land extends in all to approximately 1.10 hectares (2.72 ac). It is divided into three main parcels along with a sheep fold and walled rocky outcrop/low crag. The land has a natural water supply. Boundaries are all of dry stone walls and are in a good state of repair. The main parcels are generally flat with only very gentle undulations but the rocky outcrop is much steeper. The land sits at between 80m and 100m above sea level and has a generally southerly aspect.



VIEWING:

Strictly by appointment with the Sole Agents:

Land Agency Dept., Mitchell's Auction Co. Ltd., Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ. Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

METHOD OF SALE:

The property is offered for sale by Private Treaty.

TITLE:

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

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.

MINERAL & SPORTING RIGHTS:

The mines and minerals are excepted. Insofar as these are owned by the Vendor, the sporting rights for the land are included in the sale at no extra charge.

FIXTURES & FITTINGS IN THE FARMHOUSE

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

BOUNDARIES:

We are advised that the responsibility for the maintenance of the property boundaries is that of the owner of the property. Therefore the purchaser will take on this responsibility.

VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

MONEY LAUNDERING REGULATIONS

As part of the new 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.

DATE OF PREPARATION:

November 2019.

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 October 2019.
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, not form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of 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 further representation or warranty in relation to the property.

