

Overend Farm Development,
Overend Farm, Greysouthen, Cockermouth
CA13 0UA

Mitchells
LAND & PROPERTY

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Present to the market:

THE OVEREND FARM DEVELOPMENT

GREYSOUTHEN, COCKERMOUTH, CUMBRIA, CA13 0UA

An exciting development opportunity!

Bordering open countryside and consisting of a grand 3 storey farmhouse, planning for a cottage and 2 large barns conversions all within easy reach of local amenities and with easy access to the Lake District.

There are no local occupancy conditions, and the properties can be used as second homes and holiday lets.

Additional Land may be available by separate negotiation.

Guide Price £525,000

www.mitchellslandagency.co.uk

t: 01900 822016

e: info@mitchellslandagency.co.uk

LOCATION / DIRECTIONS:

The property is located in the rural hamlet of Overend on the “end” of the much sought after village of Greysouthen in Cumbria, the home of the Lake District and on the edge of the Lake District National Park. For those using ‘Sat Nav’ systems input the postcode CA13 0UA. See the location plan below and the sale plan at the end of these particulars.

Cockermouth – 3 miles
Loweswater – 6 miles

Keswick – 14 miles
Crummock Water – 8 miles

Lorton Vale – 7 miles
J40 M6 – 40 minutes

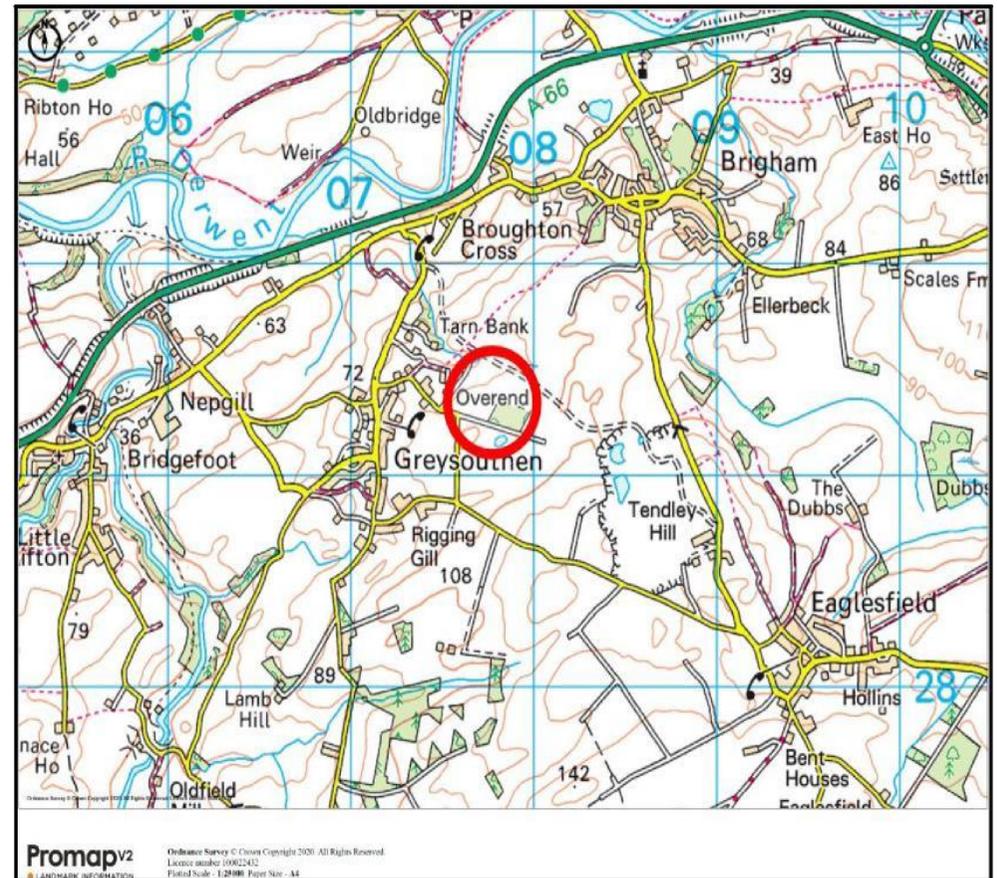
OVEREND AND THE VILLAGE OF GREYSOUTHEN (“GREYSOON”)

Greysouthen is a picturesque, highly sought-after village located in the wider Lake District and on the edge of the Lake District National Park. If you are yearning for a rural escape with easy access to the best countryside in England then the Overend Farm Development is the right property for you.

Overend is a small hamlet on the edge of the village and is surrounded by open countryside. Several footpaths lead into the Lake District National Park.

The historic and award winning market town of Cockermouth with local butchers, fishmonger, greengrocers and bakery (as well as supermarkets) is just minutes away. Cockermouth’s locally owned coffee shops, a great book shop, art supplies and a myriad of galleries and antique shops will keep you endlessly entertained. Several excellent restaurants, country inns and pubs are within easy reach.

Greysouthen is in the famous “Paddle School” catchment area – this one of the best primary schools in the country – and is served by a good selection of highly rated nurseries and secondary schools both public and private.



There are fast connections by rail and motorway to Manchester, Birmingham and London. Door to door from the City of London in 4 hours!

Description

OVEREND FARMHOUSE:

Currently the farmhouse is a substantial traditional three-storey five-bedroom stone-built farmhouse of 17th century origins (at least) which is reflected by a variety of period features including wooden shutters and a partial slatestone staircase. The property requires modernisation and plans have been approved for this with Allerdale Council application number FUL/2021/0036

The plans (below) are for; at the top of the house is an amazing Master Suite consisting of a magnificent bedroom, an enormous bathroom and walk-in wardrobe. Adjacent is an awesome light room for use as an artist studio, study or nursery. On the first floor are 2 king-size bedrooms and a large family bathroom. All upper storey windows have views to open countryside. The Ground Floor accommodation consists of a traditional living room, a study/snug overlooking the garden, a large through dining kitchen area (with a traditional AGA) opening onto the garden, and a utility room and a toilet.

The property benefits from a charming garden and dedicated parking to the rear. There is also a traditional 'front garden'.

Elevations are rendered under a twin-pitch slated roof. There are plans for a newly constructed rear single storey extension under slate and a front porch under slate. Windows are hardwood or UPVC double glazed units; rainwater goods are a mixture of UPVC and cast iron; external doors are a mixture of UPVC and timber.

OVEREND LODGE (Barn 3 on site plan)

The plans are for a charming two storey traditional cottage with two en-suite bedrooms and a study/third bedroom. Downstairs is a large lounge opening onto the garden and a dining/kitchen.

The property benefits from an easy to maintain garden and dedicated parking to the rear. There is a delightful 'cottage garden' to the front.

Elevations are rendered under a twin-pitch slated roof. Windows and doors are all new hardwood/double glazed. Views to open countryside.

OVEREND BARN (Barn 1 on site plan)

The plans are for an enormous 3/4 bedroom barn conversion with spectacular living spaces. The accommodation comprises a galleried entrance hall, a study/bedroom, a large cosy living room with a study area and opening onto a private courtyard; a large kitchen/dining room opening onto patio area with views to open countryside. Upstairs provides a large master suite with splendid views to open countryside and two en-suite bedrooms.

The property benefits from an easy to maintain garden and dedicated parking to the rear. In addition, the property has a traditional courtyard accessed from the living room.

Elevations are mostly in traditional stone under a twin-pitch slated roof. Windows and doors are all new hardwood/double glazed.

OVEREND FIELDHOUSE (Barn 2 on site plan)

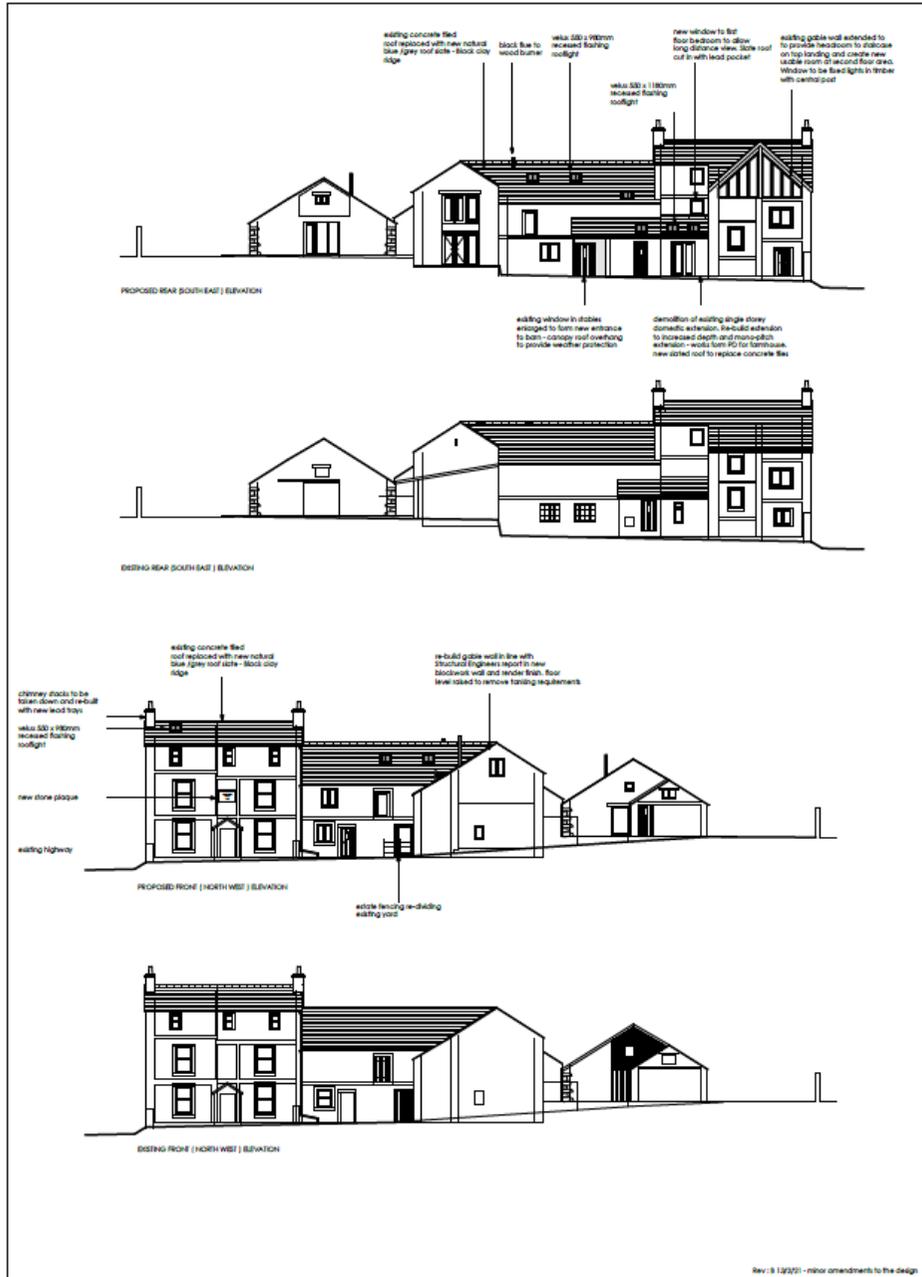
The plans are for a large contemporary 3 bedroom barn conversion with light and airy living spaces including a spectacular lounge with study area. The accommodation consists of a large dining/kitchen; 2 en-suite bedrooms and lounge/study. Upstairs provides a large master suite with views to open countryside.

The property benefits from a large garden and dedicated parking to the rear.

Elevations are in traditional stone under a twin-pitch slated roof. Windows and doors are all new hardwood/double glazed.

These descriptions are based on the approved plans – the purchaser will need to carry out the necessary works.

Plans



FOR PLANNING CONSENT ONLY

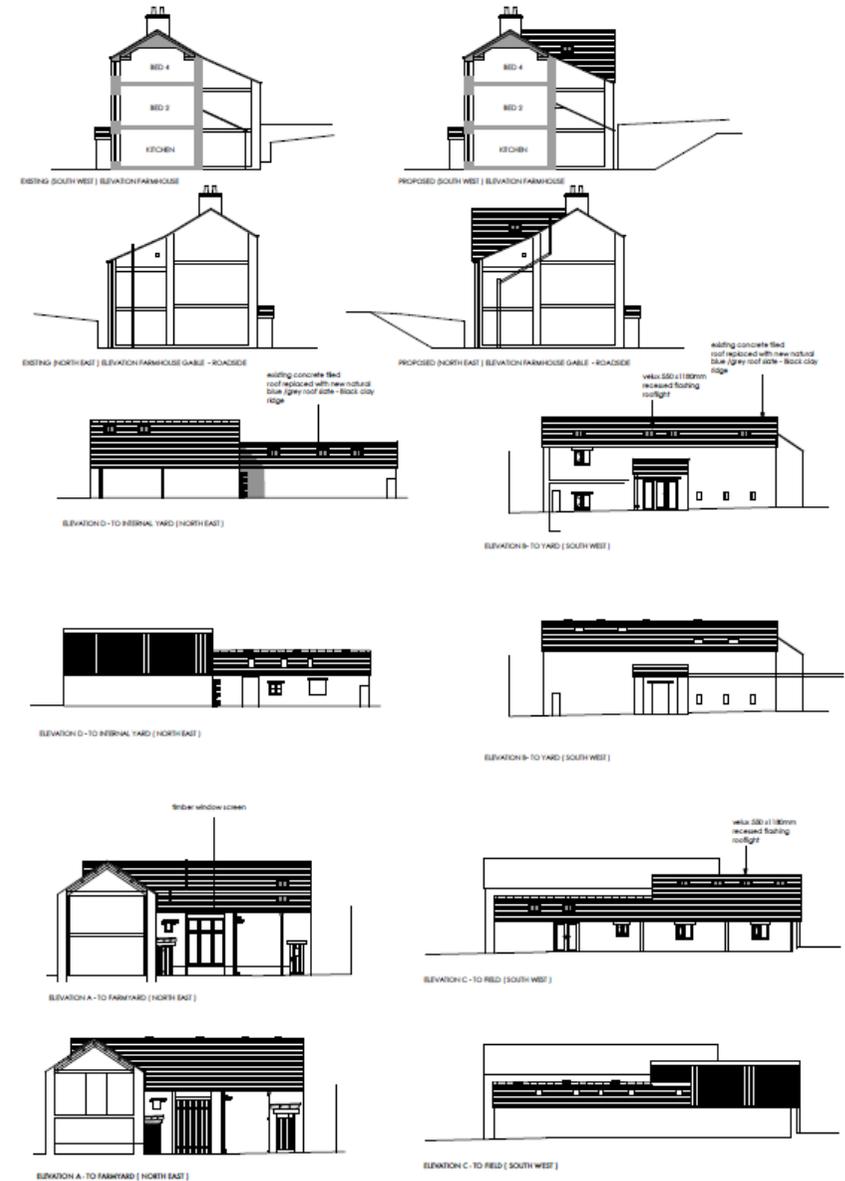
Rev: 8 (12/21) - minor amendments to the design

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RIBA CHARTERED ARCHITECTS

CLIENT: Oaklands Properties Limited
 PROJECT: Oaklands Farmhouse, Devonshire
 DRAWING TITLE: Building & Proposed Elevations
 JOB NO: 1201/1 | Desig No: 01 | Rev: 8
 DATE: 16 Jan 2021 | SCALE: 1:100 @ A

GREEN SWALLOW



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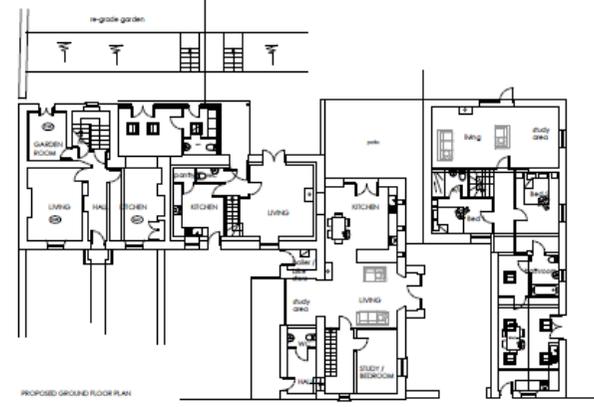
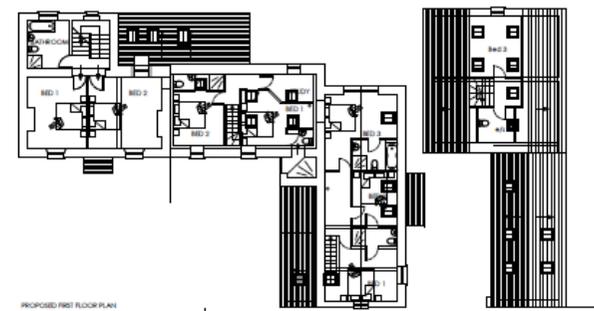
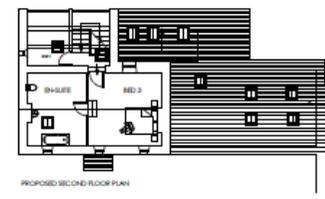
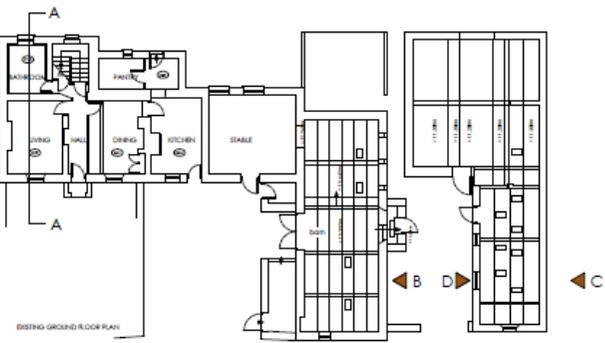
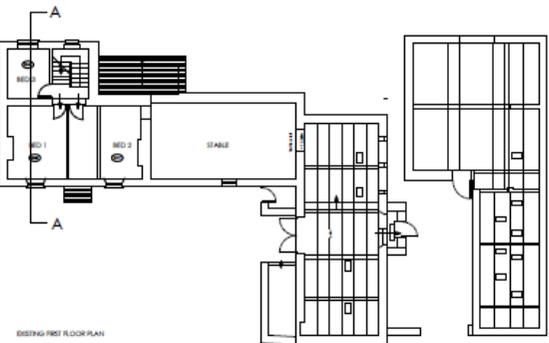
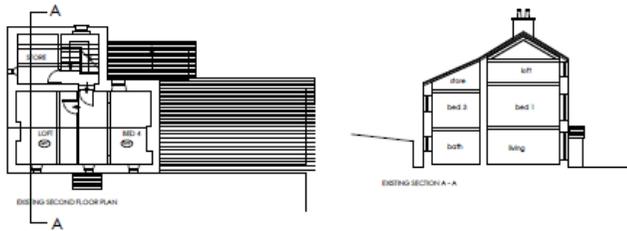
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METHOD OF SALE

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. 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

SERVICES

The property benefits from mains electricity, Gas, Water and Drainage.

VALUED ADDED TAX (VAT)

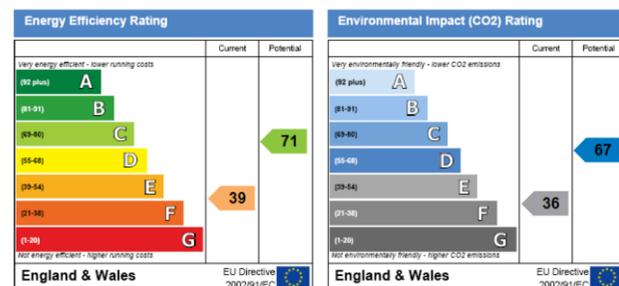
VAT will be charged if applicable.

Council Tax

Council Tax band D with Allerdale Council.

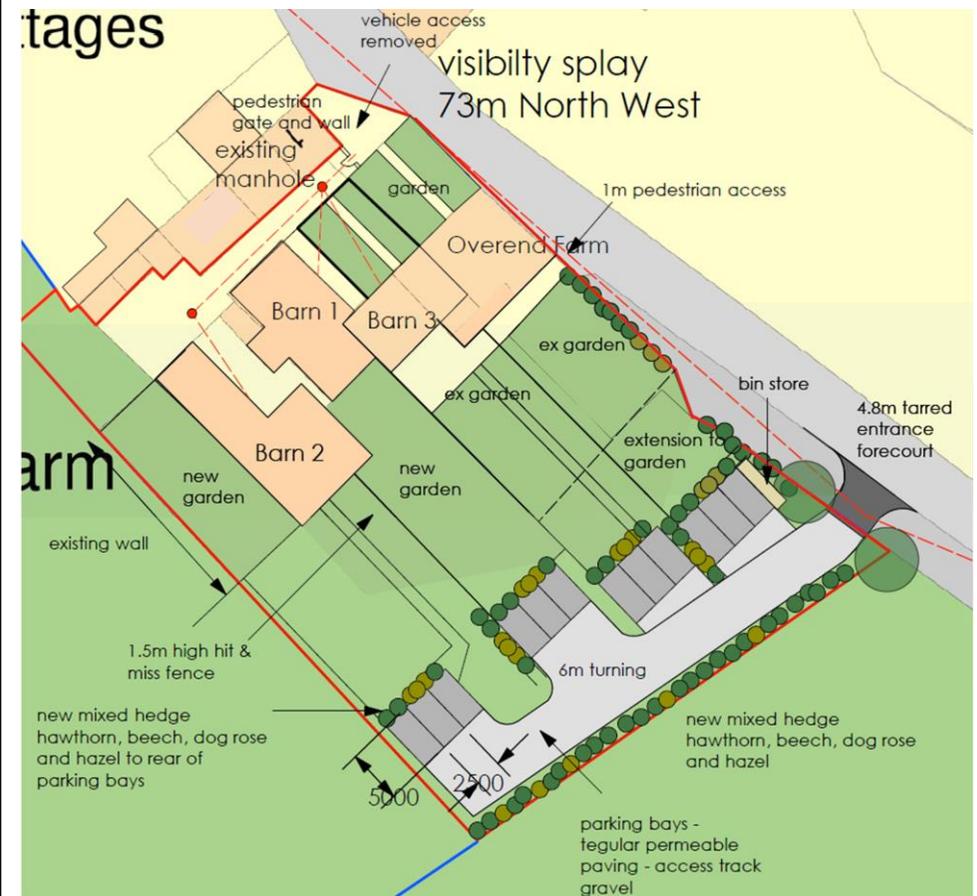
Energy Performance certificate (EPC)

Farmhouse



DATE OF PREPARATION April 2021

Site Plan



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.

ONE STOP SHOP

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