

Edwin
Thompson



FOR SALE
LOOKING STEAD, CRAGGS ROAD, GREAT BROUGHTON, COCKERMOUTH, CA13 0XP

GUIDE PRICE

AS A WHOLE: £495,000 LOT 1 - £385,000 LOT 2 - £110,000

Berwick upon Tweed | Carlisle | Galashiels | Kendal | Keswick | Newcastle | Windermere

Description

An exciting opportunity to purchase a detached property that has spectacular views and agricultural land.

The property comprises a 3-bedroom bungalow which sits to the north of Cragg Road and 11.93 acres of pasture land to the south of the road, all in an elevated setting on the edge of a rural village and overlooking the River Derwent and stunning Lake District Fells.

Lot 1 - Bungalow

A spectacular detached three-bedroom bungalow which stands in an elevated setting on the edge of Great Broughton with views that extend across the Lakeland fells.

The bungalow provides spacious, light and airy accommodation comprising (please refer to the floor plan):

Hallway

An attractive entrance hall with glazing to the front, oak stripped flooring and a useful cloak cupboard.

Living Room

A lovely room with glazed windows to three aspects which helps open the room up to the stunning views across Skiddaw, Coledale, Grassmoor, Melbeck and the fells around Loweswater and Buttermere valleys. An attractive, smooth Limestone fireplace which surrounds a flame style gas fire.

Kitchen / Dining area

A fantastic room that is light with plenty of space. The kitchen is fitted with cream finished Shaker style units with a range of base cupboards and drawers finished with solid oak work surfaces over top, along with an additional pantry. The kitchen also includes an open display book shelving, wall units and glazed display to match. There is oak strip flooring that runs throughout the kitchen and dining area.

The dining area includes French doors to help maximise the amazing views, inset ceiling down lighters, a radiator and corniced ceiling.

Utility

This room contains a built-in floor to ceiling storage cupboard with an adjoining work top surface with spaces for appliances underneath, quarry tiled floor, a radiator and access to garage.

Bedroom with ensuite

A bedroom with a radiator and corniced ceilings as well as, an ensuite which consists of a walk-in wet room style shower with tiled floor and walls, wash hand basin, WC, a radiator and timber panelled ceilings.

Bathroom

The main bathroom consists of a panelled bath with an over bath tap and connected shower fitting with a side splash screen, wash hand basin and WC which is set against tiled flooring and walls and a radiator.

Bedroom 2

Bedroom 3

Garage / workshop

The garage includes a up and over door to the front along with a personal door to the side, electric light, power and water tap.

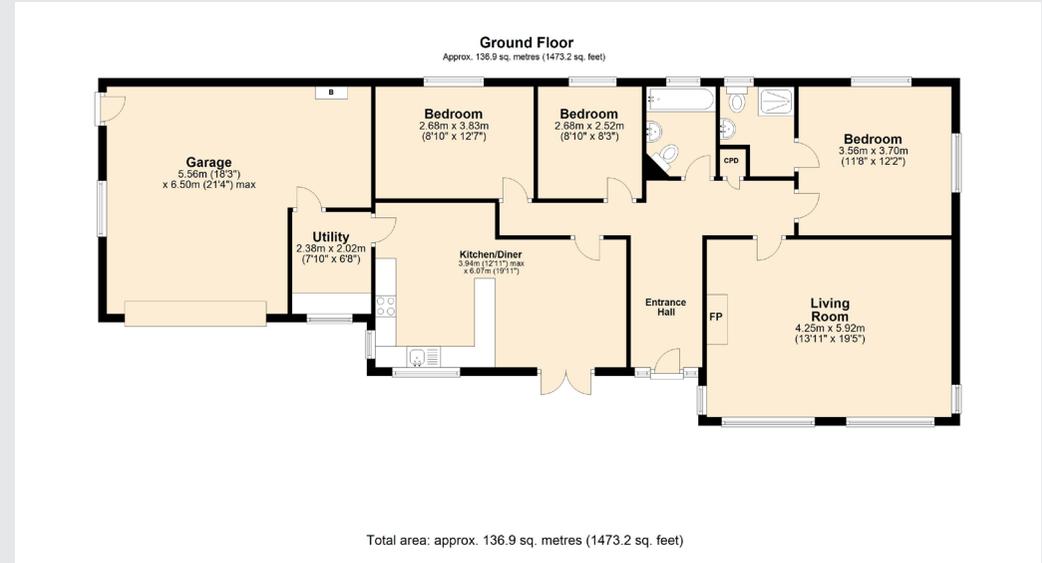
The workshop space is 9'10" x 7'5" which contains a heating boiler.

EPC

This property's environmental impact rating is D.

Council Tax

We have been advised by Allerdale Borough Council this property is placed in Tax band D.



Covenant

Lot 1 is subject to a covenant which restricts the height of the fencing surrounding the property to 3 feet. Please request a copy of the covenant if you require additional information.

Garden / Outside Space

Surrounding the bungalow are easily maintained gardens with a drive leading to a parking area and garage. To the front of the property is a lawned area, with a paved terrace area which leads onto the garden making it a great area to take advantage of the lovely views across the valley. To the rear of the property is a gravelled area with raised flower and shrub borders.

Services

The property is serviced by a mains single phase electricity, water, gas and private septic tank drainage. There is a relatively new boiler which runs a gas hybrid central heating system. There is also uPVC framed double glazed windows and external doors throughout.

All telephone connections are subject to BT Regulations. Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

Lot 2 - The Land

The land extends to 11.93 acres (4.83 hectares) of productive grassland on a gradual bank with stock proof fencing and 2 access points, one from Craggs Road and the other from the south. The field has water and is currently grazed by a local farmers sheep.

Lot 2 is subject to the following:

"The Vendor for himself and his successors in title hereby covenants with the Purchasers for the benefit of each and every part of the land hereby conveyed not to build on or permit to be built upon the said field No 163 any buildings or other erections of whatsoever nature to the intent that the said field will for ever hereafter remain open and unbuilt upon and the Vendor hereby further covenants for himself and his successors in title for the benefit of each and every part of the land hereby conveyed not to permit or allow at any time the said field No. 163 to be used for the accommodation of moveable dwellings of any description."

Tenure and Possession

The property is held freehold under titles CU75957 and CU114090 and is offered for sale with vacant possession.

Viewing

The property is available to view strictly by prior appointment with Holly Wybergh at Edwin Thompson. Please contact her on 01228 548385 or h.wybergh@edwin-thompson.co.uk.

Directions

Travel west on the A66 from Cockermouth, go straight over the roundabout then after roughly 1 mile tuirn right where signposted to Great Broughton. Shortly after crossing the bridge turn off up the hill. At the T Junction turn right onto Craggs Road, proceed just beyond Broughton Craggs the bungalow will situated on the left hand side and sign posted with a board.

Sporting and Mineral Rights

The sporting and mineral rights are included within the freehold sale, as far as the vendor is aware.

Sale Plan and Particulars

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The Purchaser shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

Boundaries

The Purchaser will be responsible for the maintenance of boundaries where required.

Money Laundering Legislation

Edwin Thompson are bound to comply with Anti Money Laundering legislation including obtaining evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, interested parties will need to provide the requested evidence.

Further Information

Please contact Holly Wybergh at Edwin Thompson for further information on 01228 548385

Value Added Tax

The land is not elected for VAT and therefore VAT will not be payable on the sale consideration.

Method of Sale

The site is offered for sale as a whole with vacant possession by private treaty. The sellers reserve the right to sell privately and are not bound to accept the highest or any offer received.

Easements, Wayleaves and Rights of Way

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

Planning

The land not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

Solicitors

David Mitchel of Scott Duff & Co. Solicitors in Keswick, 32 St. John's Street, Keswick, Cumbria, CA12 5AS

Local Planning Authority

Cumbria, Allerdale LPA





Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

Regulated by RICS



RICS
The mark of
property professionalism

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson 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 the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in May 2024