

Edwin  
Thompson



Grayrigg  
Houghton, Carlisle, CA6 4DY



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Thompson



# Grayrigg

## Houghton, Carlisle, CA6 4DY

Wigton  
14.2 miles

Carlisle  
2.1 miles  
(all distances are approximate)

Cockermouth  
29.4 miles

Keswick  
39.5 miles

What3Words:///refers.gobblers.finalists

AN ATTRACTIVE SMALLHOLDING COMPRISING SUBSTANTIAL AND WELL APPOINTED FOUR BEDROOMED BUNGALOW SITUATE IN ATTRACTIVE GROUNDS AND GARDENS WITH EXTENSIVE RANGE OF MODERN AGRICULTURAL BUILDINGS AND AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 33.84 HECTARES (83.61 ACRES)

**FOR SALE IN THREE LOTS OR AS A WHOLE**

Lot 1 – Grayrigg, Four Bedroomed Substantial Bungalow, Extensive Gardens and Range of Modern Agricultural Buildings and Agricultural Land and Woodland extending to approximately 12.27 hectares (30.31 acres)

**Offers Over - £1,250,000 (One Million Two Hundred and Fifty Thousand Pounds)**

Lot 2 – Land at Grayrigg extending to approximately 18.35 hectares (45.34 acres)

**Offers Over - £440,000 (Four Hundred and Forty Thousand Pounds)**

Lot 3 – Land at Grayrigg extending to approximately 2.55 hectares (6.30 acres)

**Offers Over - £60,000 (Sixty Thousand Pounds)**

Whole: 33.84 hectares (83.61 acres)

**Offers Over - £1,750,000 (One Million Seven Hundred and Fifty Thousand Pounds)**

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.



**Selling Agent**

Edwin Thompson  
FIFTEEN  
Rosehill  
Carlisle  
CA1 2RW

Tel: 01228 548385

W: [www.edwinthompson.co.uk](http://www.edwinthompson.co.uk)  
Matthew Bell Dealing

**Burnetts**  
Law. People. Business.

**Solicitors**

Burnetts  
Victoria House  
Wavell Drive  
Rosehill  
Carlisle  
CA1 2ST

Tel: 01228 552222

W: [www.burnetts.co.uk](http://www.burnetts.co.uk)  
Richard Miller Dealing

## Introduction

A substantial detached four-bedroom dwelling formed on one level, with all the benefits of a bungalow and the charm of a country house, full of period features and positioned within attractive mature grounds and gardens situated in a sought-after rural position but is only a three-minute drive from Junction 44 of the M6 Motorway and 10 minute drive into the centre of the City of Carlisle which benefits from a range of amenities.

There is an extensive range of modern farm buildings with stabling for eight and agricultural land extending to approximately 30.16 hectares (74.51 acres) and a further 3.01 hectares (7.44 acres) of woodland.

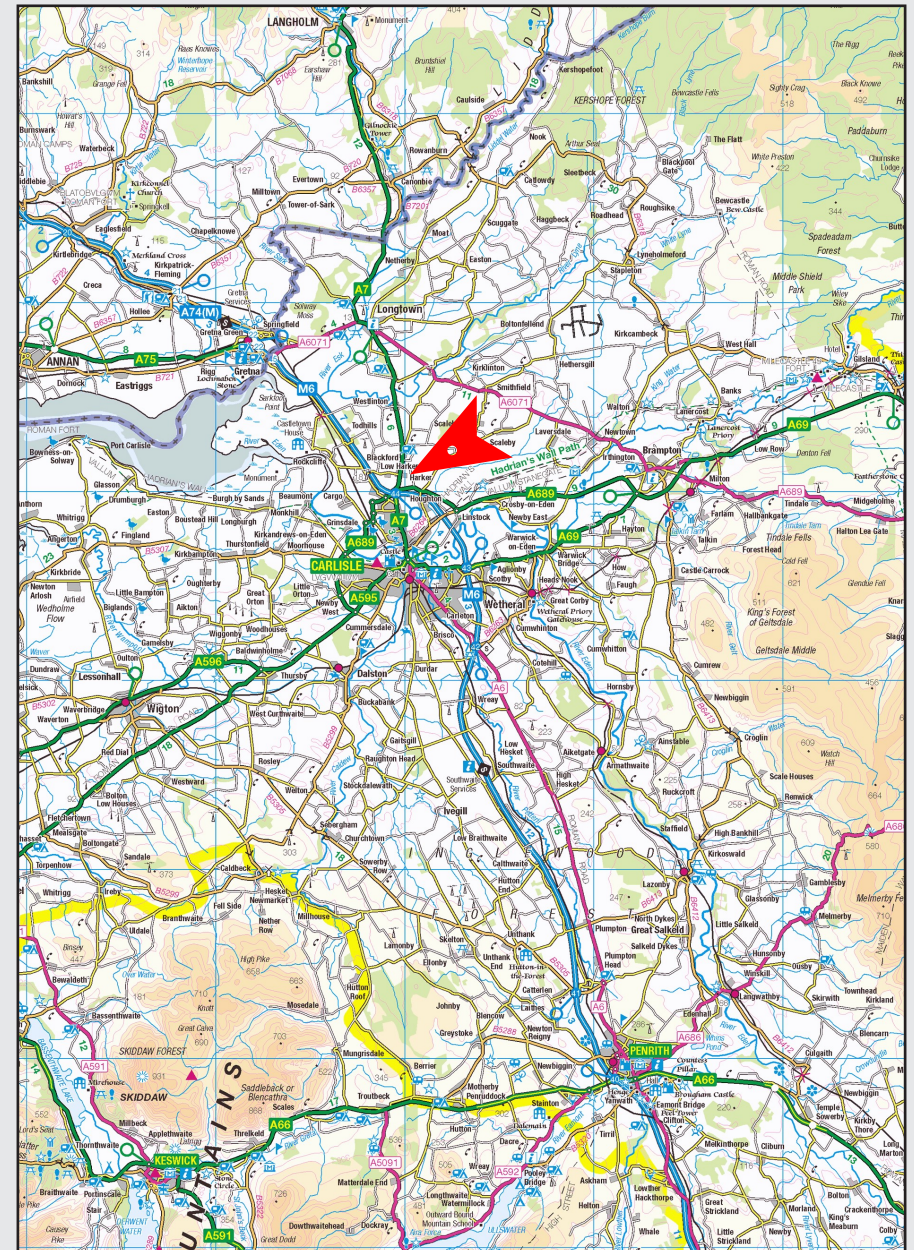
The property lies within a favoured farming district in close proximity to Carlisle where dairy production and livestock rearing form the predominant agricultural enterprises.

## Location

The property is located in a rural position between Harker and Houghton to the North of the city of Carlisle and benefits from expansive views of the local countryside.

## Local Amenities

The City of Carlisle lies some 2.1 miles from the property and benefits from a broad range of amenities being the central hub for Cumbria and Scottish Borders.



Lot 1



Lot 1



Lot 1



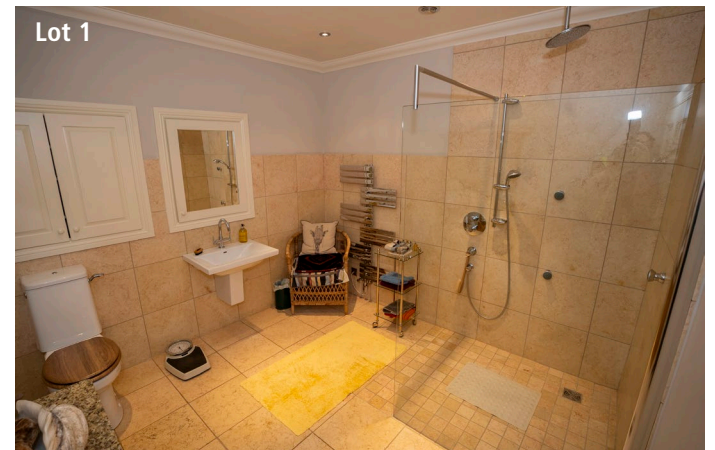
Lot 1



Lot 1



Lot 1



**Lot 1****Grayrigg, Houghton, Carlisle, CA6 4DY**

Four Bedroomed Bungalow, Extensive Range of Modern Agricultural Buildings and Agricultural Land and Woodland Extending to approximately 12.27 hectares (30.31 Acres).

**Guide Price: £1,250,000 (One Million Two Hundred and Fifty Thousand Pounds)**

**Grayrigg**

The spacious bungalow spans 3,732.50 sq. ft. (346.70 sq. m). The property is of stone/render construction under a slate roof.

The property benefits from a mains water and electricity supply. Drainage is to a private septic tank. The property benefits from oil fired central heating.

The property briefly comprises:

**Ground Floor****Entrance Hall**

Carpeted Floor.

**Living Room: 5.10m x 6.65m**

Carpet floor, open fire and bay window.

**Dining Room: 7.50m x 4.56m Max**

Carpeted floor and open fire

**Pantry: 2.20m x 1.20m****Kitchen: 5.08m x 3.31m**

Wall and base units with granite worktops, electric rangemaster cooker, tiled floor.

**Study: 2.58m x 3.60m**

Carpeted floor.

**Bedroom 1: 3.30m x 3.60m**

Carpeted floor

**Storage Cupboard****Shower Room**

Shower with wash hand basin.

**Bathroom: 3.10m x 3.10m**

Shower, WC and Sink.

**Bedroom 2: 3.40m x 3.85m**

Carpeted floor.

**Bedroom 3: 4.26m x 4.30m**

Built in storage cupboards. Carpeted Floor.

**Bedroom 4: 6.12m x 3.85m**

Carpeted floor.

**Breakfast Room: 5.64m x 2.36m**

Carpeted floor, doors to front and rear.

**Toilet**

WC and sink

**Store****Boiler Room: 2.68m x 1.78m****Utility Room: 2.68m x 2.40m****First Floor****Store****Attic Room: 4.00m x 9.00m**

Carpeted floor.

**Double Garage: 5.81m x 5.80m**

Attached to the main house.

**Outside**

Well-established garden to the front and side of the property: Offering a tranquil space for relaxation and outdoor activities. The property has ample parking around the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

### Buildings

The property boasts an extensive range of modern agricultural buildings in good state of repair which benefit from a separate private access leading from the public highway. The following descriptions should be read in conjunction with the building plan. The buildings include:

**1. Stable: 6.47m x 4.95m**

Timber construction with box profile clad roof, split into two stables and tack room with W/C.

**2. Garage: 11.70m x 4.70m**

Concrete block construction under a box profile tin roof.

**3. Stable: 21.90m x 5.21m**

Timber framed under a box profile roof. Housing six individual stables.

**4. Cattle Shed: 10.73m x 18.16m**

Steel portal framed construction under an asbestos roof with front feed barriers.

**5. Storage Shed: 11.31m x 6.78m**

Steel portal framed construction under an asbestos roof.

**6. Storage Shed/Livestock Shed. 8.60m x 38.39m**

Steel portal framed construction under an asbestos roof.

**7. Storage Shed: 17.82m x 22.14m**

Steel portal framed with asbestos roof and part slatted tank.

**8. Storage Shed: 5.77m x 26.62m**

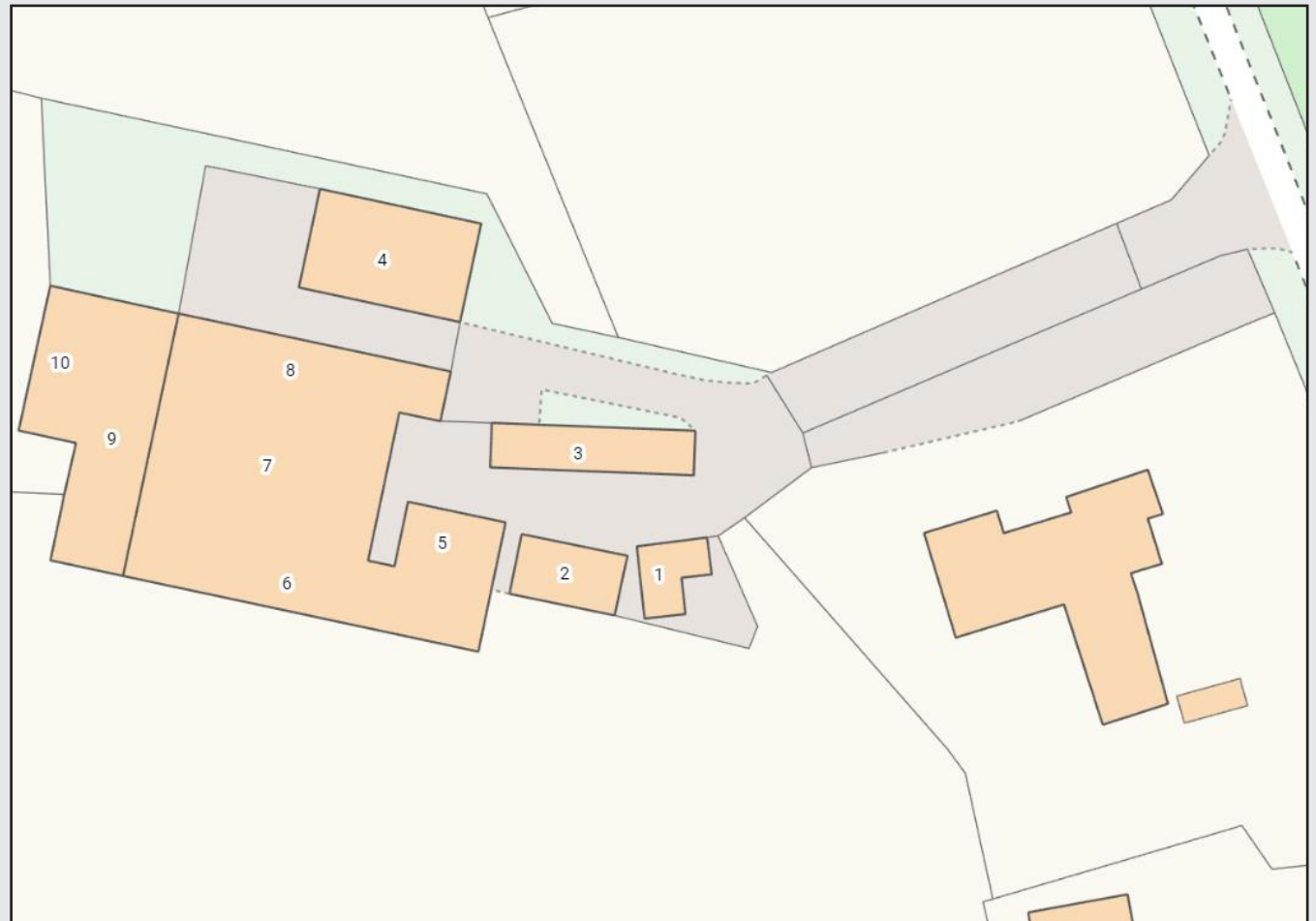
Steel portal frame with asbestos roof.

**9. Storage Shed: 7.28m x 28.18m**

Steel portal frame with asbestos roof.

**10. Storage Shed: 6.31m x 15.89m**

Steel portal framed with asbestos roof and tin clad sides.





### The Land

The agricultural land within Lot 1 extends to approximately 9.26 hectares (22.89 acres) and lies within a ringfence and comprises excellent quality grassland. There is then a further 3.01 hectares (7.44 acres) of woodland included within Lot 1. The land benefits from a mains water supply.

Access is gained direct from the public highway.

### Lot 2 – Land at Grayrigg extending to approximately 18.35 hectares (45.34 acres)

#### Offers Over - £440,000 (Four Hundred and Forty Thousand Pounds)

The land in Lot two lies within a ring fence to the north of Lot 1 and comprises of excellent quality agricultural land.

Access is gained directly off the public highway and then from field to field.

### Lot 3 – Land at Grayrigg extending to approximately 2.55 hectares (6.30 acres).

#### Offers Over - £60,000 (Sixty Thousand Pounds)

The land in Lot three lies within a ring fence and is located to the south of Lot 1.

Access is gained from the public highway and then from field to field.

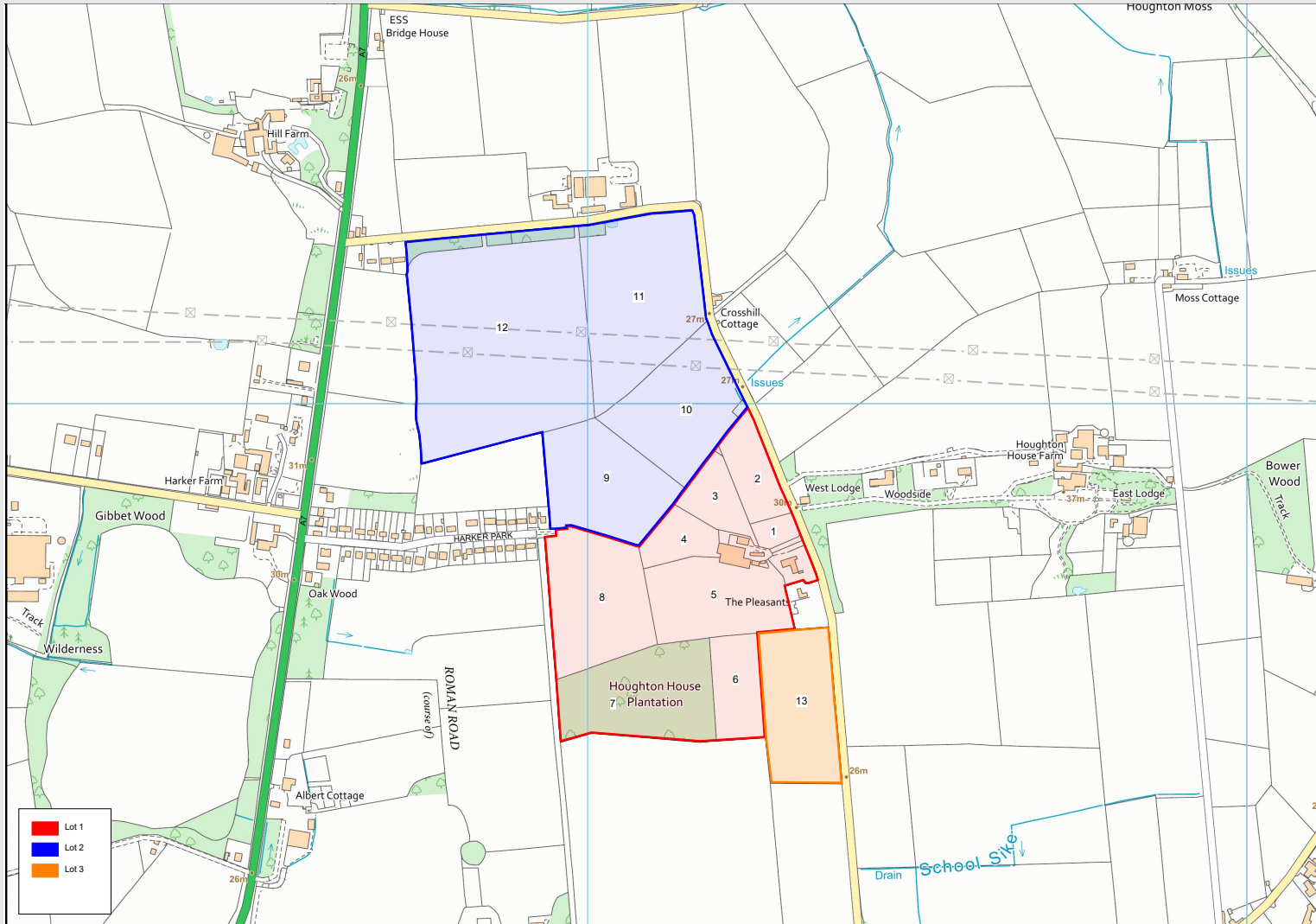
### Boundaries

The well-maintained boundaries comprising of a mixture of post and wire fences and hedgerows of which many have been recently erected.

### Land Classification

The land is classified as predominantly Grade 3 agricultural land, which is suited to arable and grassland Production.





Field Schedule				
Grayrigg, Houghton				
	Field Number	Land Parcel Identifier	Area(Ha)	Area (Ac)
Lot 1	1	NY4060 2880	0.27	0.67
	2	NY4060 2588	0.98	2.42
	3	NY4060 1985	0.82	2.03
	4	NY4060 1479	0.74	1.83
	5	NY4060 1870	2.35	5.81
	6	NY4060 2158	1.16	2.87
	7	NY4060 0755	3.01	7.44
	8	NY4060 0170	2.94	7.26
	Steading		0.67	1.66
	<b>Total</b>		<b>12.94</b>	<b>31.97</b>
Lot 2	9	NY40600288	2.76	6.82
	10	NY4060 1499	2.81	6.94
	11	NY4061 0716	4.29	10.60
	12	NY3961 8611	8.49	20.98
	<b>Total</b>		<b>18.35</b>	<b>45.34</b>
Lot 3	13	NY4060 3255	2.55	6.30
	<b>Total</b>		<b>2.55</b>	<b>6.30</b>
	<b>Total</b>		<b>33.84</b>	<b>83.61</b>



## General Rights and Stipulations

### Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The buyer(s) will be held to satisfy himself or herself on all such matters.

### Environmental Stewardship

The property is currently entered into a Mid-Tier Stewardship Scheme. Further details are available upon request.

### Basic Farm Payment

The delinked payments will be retained by the Seller.

### Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Mr Matthew Bell.

### Method of Sale

The property is offered for sale by private treaty in lots or as a whole. Offers should be submitted to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale.

The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

The vendors reserve the right to sell the property without notice.

### Services

The property is serviced by a mains electric supply and mains water supply. Foul drainage is to a septic tank. 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.

Please note that no formal investigation has been carried out on the septic tank. This may not meet the General Binding Rules 2020 and the property is being sold on this basis.

### Tenure and Possession

We understand the property is held freehold.

Vacant Possession will be available of the agricultural land on the 31st October 2024.

### Fixtures and Fittings

Fitted carpets, where present, are included within the sale.

### Sporting and Mineral Rights

Sporting rights are included within the sale so far as the sellers have title to them. The mines and minerals are excluded as they are owned by a third party.

## Energy Performance Certificate

Grayrigg EPC is E.

The EPC documents are available from the selling agents on request.

## Council Tax

Grayrigg – Band F (Cumberland Council)

## Water

The purchasers of the agricultural land will be required to install sub metres to the mains supplies. They will then be billed for this supply. Further details are available from the sole selling agent.

## Plans and Schedules

These are based on Ordnance Survey and Rural Land Register, to be observed for reference only.

## Clawback

The property is sold subject to a clawback which in the event of planning approval being obtained for any non-agricultural or equine development on the holding will result in a payment being made to the current owners based on 50% of the uplift in value. This will run for a period of 20 years from completion.

## Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.

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Berwick upon Tweed  
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Keswick, Cumbria, CA12 5AF.

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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 June 2024.