

Edwin
Thompson



THE BUSH

Bewcastle, Carlisle, CA6 6PT



The Bush

Bewcastle, Carlisle, Cumbria, CA6 6PT

Brampton
11.32 miles

Carlisle
19.12 miles

Newcastle
53.41 miles

Penrith
35.81 miles

(all distances are approximate)

What3Words:///laptops.dwarf.adding

A WELL-PRESENTED STOCK FARM COMPRISING OF THE MAIN THREE BEDROOM FARMHOUSE WITH ONE BEDROOM ANNEX, RANGE OF MODERN AND TRADITIONAL BUILDINGS AND AGRICULTURAL / WOODLAND LAND EXTENDING TO APPROXIMATELY 162.42 HECTARES (401.34 ACRES)

FOR SALE IN TWO LOTS OR AS A WHOLE

Lot 1 – The Bush Farmhouse, Annex, Range of Traditional and Modern Buildings and Agricultural Land extending to approximately 12.86 hectares (31.78 acres)

Offers Over - £525,000 (Five Hundred and Twenty-Five Thousand Pounds)

Lot 2 – Land at The Bush extending to approximately 149.56 hectares (369.56 acres) of agricultural and woodland along with 110 stints on Side Fell Common.

Offers Over - £1,570,000 (One Million Five Hundred and Seventy Thousand Pounds)

Whole: 162.42 Hectares (401.34 Acres)

£2,095,000 (Two Million and Ninety-Five 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
Matthew Bell Dealing



Minihan McAlister Solicitors

Warwick Mill Business Centre
Warwick Bridge
Carlisle
Cumbria
CA4 8RR

Tel: 01228 217218
Sam McAlister Dealing



Introduction

The Bush presents an exciting opportunity to acquire a highly desirable rural property, located in a rural position close to Bewcastle. The property offers the opportunity to purchase a mixture of good quality grazing land, woodland parcels and rough grazing along with having its own amenity pond and borrow pit on site. The property is located a 20 minutes' drive from Brampton and only a 30-minute drive from the city of Carlisle.

The holding includes:

- A very well presented three bedroomed dwelling.
- Attached one bedroomed Annex
- A range of traditional and modern farm buildings.
- Planning approval for the conversion and extension of a traditional barn into a four bedroomed dwelling.
- Agricultural land and woodland extending to approximately 162.42 hectares (401.34 acres)
- Amenity pond and borrow pit
- Opportunity for possible carbon capture, tree planting or other schemes (subject to obtaining the relevant consents)

Location

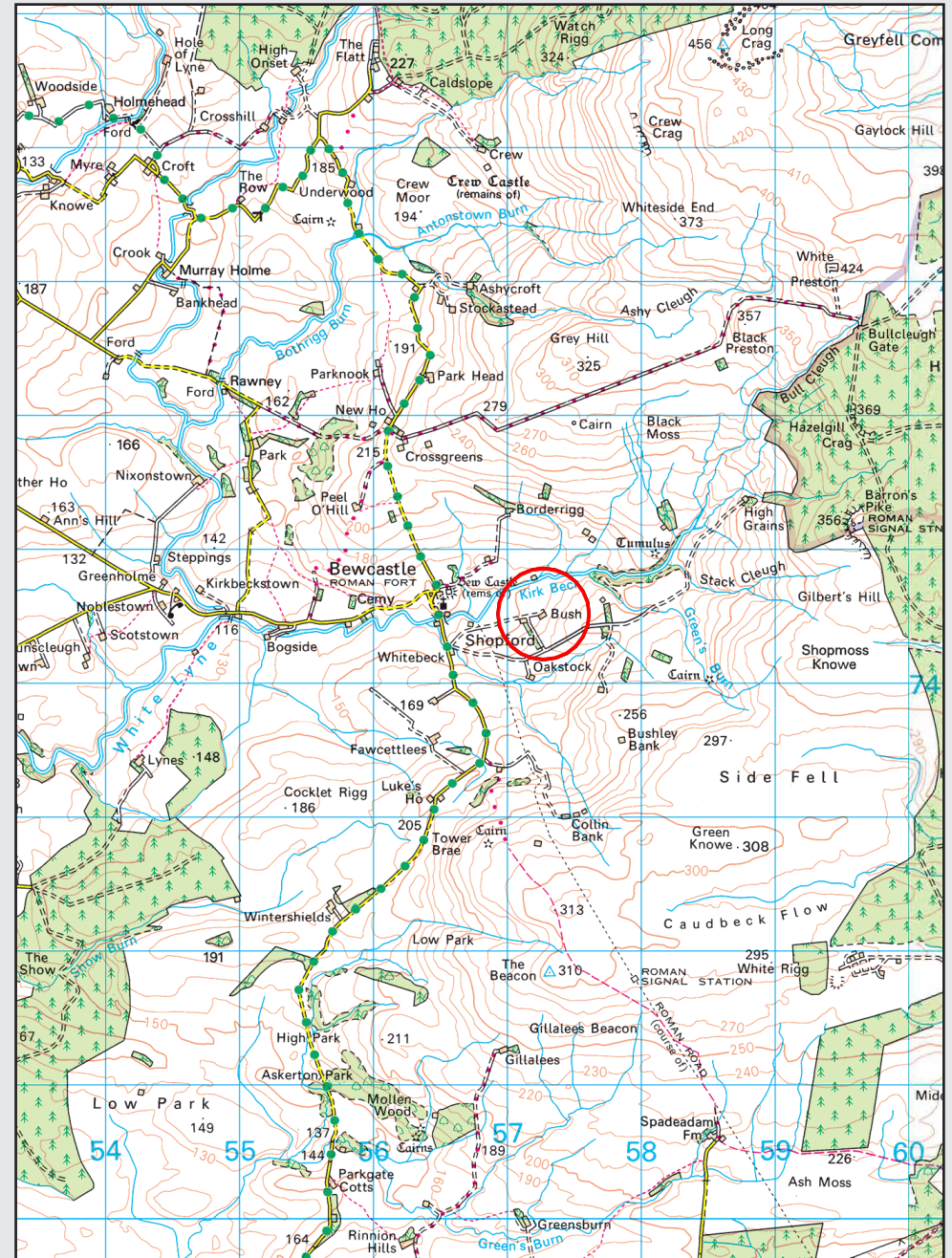
The property is located in a rural position close to Bewcastle and benefits from expansive views of the local countryside.

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

Local Amenities

The City of Carlisle lies some 19.12 miles from the property and benefits from a broad range of amenities being the central hub for Cumbria and Scottish Borders.

The surrounding area is a traditional and productive livestock area with local auction marts of Harrison and Hetherington, Carlisle (17.8 miles) and C&D Auction Marts (16.12 miles)





**Lot 1****The Bush**

Farmhouse, Annex, Range of Traditional and Modern Agricultural Buildings and Agricultural Land Extending to approximately 12.86 Hectares (31.78 Acres).

Guide Price: £525,000 (Five Hundred and Twenty-Five Thousand Pounds)

The Bush Farmhouse and Annex

The spacious farmhouse built in the late 1700s spans 3933.1 sq. ft. (365.4 sq. m) over two floors. The property is of stone construction under a slate roof.

The property benefits from a natural water supply, mains electricity supply and private sewerage connection. The property benefits from oil fired central heating.

The property briefly comprises:

Basement

Cellar. 4.00m x 6.60m

Wine Cellar. 4.25m x 2.38m

Void. 4.25m x 4.92m

Annex Ground Floor

Living Room. 4.18m x 6.54m

Fireplace, Toilet and Shower (Partially completed)

Ground Floor

Porch: 2.78m x 4.85m

Tiled floor, door to front yard.

Kitchen/Dining Room: 4.22m x 11.76m

Oil fired aga, wall and base units, tiled floor, doors leading to external patio area, exposed beams.

Utility Room

Wall and base units, wooden floor covering with stairs leading down to basement.

W/C

Sink and toilet.

Inner Porch: 2.78m x 3.12m

Tiled floor, storage cupboard.

Living Room: 3.88m x 5.83m

Carpeted floor covering, wood burning stove with stone surround.

Bathroom: 2.52m x 3.59m

Tiled floor, Toilet, Sink and Shower.

Snug: 4.00m x 3.54m

Wooden floor covering, wood burnings stove with wooden surround.

Sun Room: 2.78m x 6.90m

Wooden floor covering, views over the adjoining countryside.

Annex First Floor

Living Area: 4.18m x 6.54m

First Floor**Hallway****Office: 2.67m x 4.41m**

Carpeted floor covering.

Bedroom 1: 4.23m x 4.55m

Carpeted floor, built in storage cupboards and hot water tank.

Bedroom 2: 3.10m x 5.15m

Carpeted floor.

Bedroom 3: 4.10m x 3.81m

Carpeted floor, built in storage cupboards

Bathroom: 2.67m x 4.18m

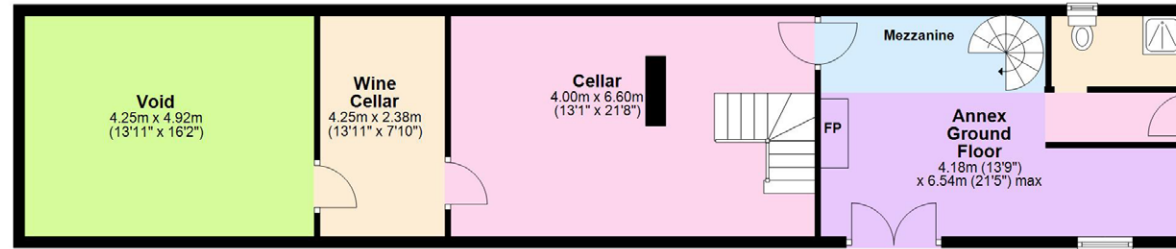
Bath, Sink and Toilet.

Outside

Well-Established Garden to the front, rear and side of the property, along with large paved area: Offering a tranquil space for relaxation and outdoor activities. The property has ample parking around the property. There is also greenhouse and storage shed within the garden.

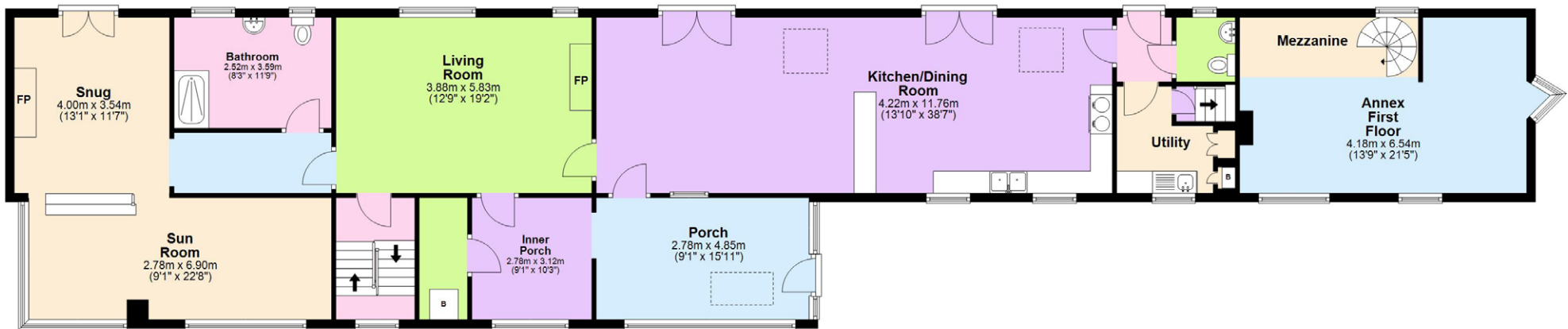
Basement

Approx. 85.7 sq. metres (922.2 sq. feet)



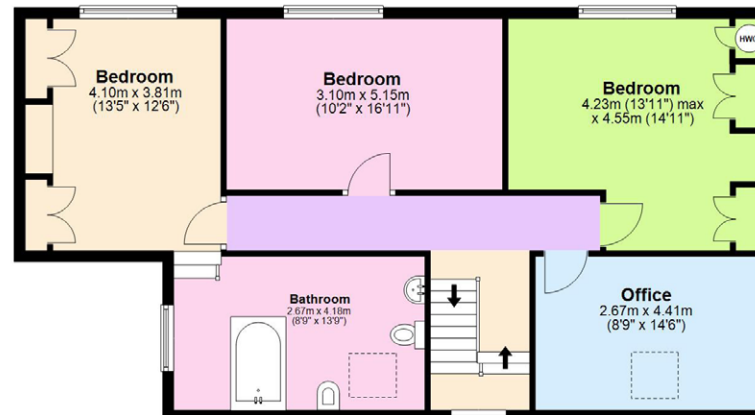
Ground Floor

Approx. 193.0 sq. metres (2077.7 sq. feet)



First Floor

Approx. 86.7 sq. metres (933.2 sq. feet)



Total area: approx. 365.4 sq. metres (3933.1 sq. feet)

The Bush



Buildings

The property boasts a range of traditional and modern agricultural buildings in a good state of repair. The buildings include:

1. Garage: 19.62m x 5.75m

Steel portal framed with concrete ceiling, box profile roof and gravel floor covering.

2. Traditional Building: 5.34m x 4.55m

Stone construction under a slate roof, with electric connection benefiting from planning approval for conversion and extension to form four bedroomed dwelling house.

3. Storage Shed: 4.97m x 2.78m & 4.56m x 3.25m

Stone construction under a slate roof, split into two separate storage areas. One with concrete floor. Electric connection.

4. Storage Shed. 6.99m x 3.66m

Steel portal frame under anti drip box profile cladding. Electric points and earth floor.

5. Storage Shed/Workshop 6.32m x 19.25m

Steel portal frame under an anti-drip roof covering, part concrete floor, electric points, currently used as machinery store, workshop, log store and housing oil tank for boiler.



The Land

The land within Lot 1 extends to approximately 12.86 hectares (31.78 acres). It lies within a ring fence around the property comprising of two good grazing/mowing fields and two areas of amenity woodland. The land benefits from a natural water supply.

Access is gained from the public highway and then up a hard access track leading to the property.

Lot 2 – Land at The Bush extending to approximately 149.56 hectares (369.56 acres)

Offers Over - £1,570,000 (One Million Five Hundred and Seventy Thousand Pounds)

The land is split up into several different field's parcels ranging from good quality grazing/mowing land to rougher grazing and a variety of woodland plots. The property benefits from a modern set of handling/loading pens which are suitable for cattle and sheep.

The woodland is a mixture of amenity broadleaf woodland and conifer woodland parcels all of which have been planted in the last 20 years. Further details on the various woodland compartments are available upon request.

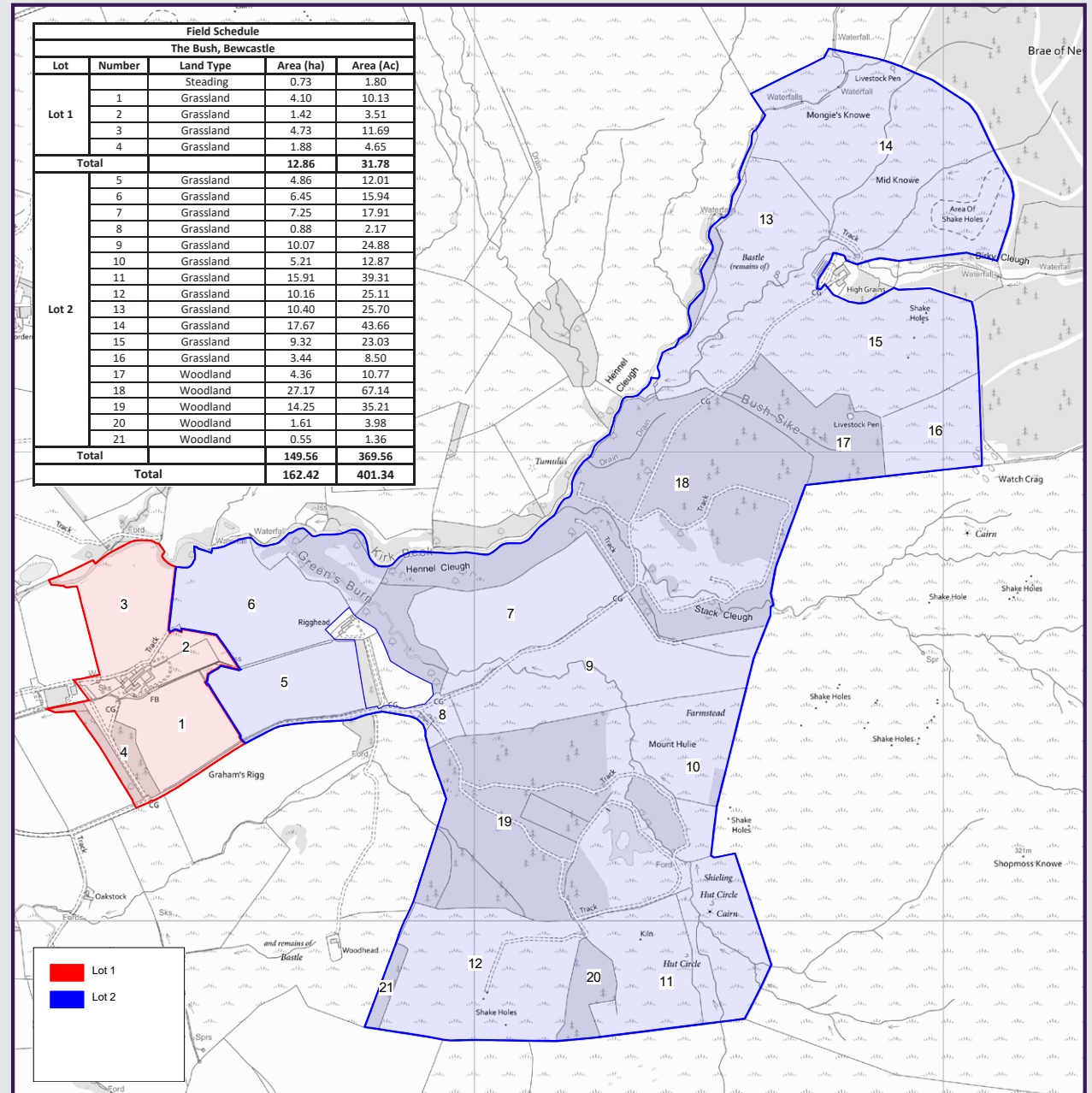
There are a number of hard tracks located around the woodland which provide access to the different compartments along with a borrow pit which has been used to create many of these tracks.

There is also a amenity pond which has been created which is a haven for wildlife.

The property also benefits from Stints on Side Fell Common. There are 190 Stints in total on Side Fell Common (CLO07) of which The Bush has 110 Stints.

Boundaries

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





Land Classification

The land is classified as predominantly Grade 4/5 agricultural land, which is mainly suited to grazing.

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.

It should be noted that there are three residential properties which has a right of way over the main track to gain entry to their properties.

Environmental Stewardship / SFI

The property is currently entered into a Stewardship Scheme.

Side Fell Common is also entered into a Higher-Level Stewardship Agreement.

Further details are available from the selling agent.

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 private water supply. Foul drainage is to a private system. All telephone connections are subject to BT regulations. The property currently has Starlink Superfast Broadband.

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 upon completion.

Fixtures and Fittings

Fitted carpets, where present in the farmhouse, 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

The Bush Farmhouse EPC is D.

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

Planning

The traditional barn, benefits from planning approval for the conversion and extension to create a four bedroomed dwelling. Further details are available from the selling agent.

Council Tax

The Bush Farmhouse – Band D (Cumberland Council)

Plans and Schedules

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

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.



Edwin
Thompson



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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

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5. These particulars were prepared in June 2025