



FOR SALE BY AUCTION - 6PM on WEDNESDAY 29TH JANUARY 2025. A very individual five bedroom detached property occupying a breath-taking position in Cumbria, with magnificent south-facing views towards Skiddaw & the Northern Fells. The light & spacious accommodation has been well maintained, however, would benefit from complete modernisation & possible reconfiguration. Externally is driveway parking, a double garage and car-port. In addition, there are enclosed south-facing lawned gardens. We anticipate this may particularly appeal to those seeking a lifestyle property or a holiday-let type investment. The idyllic location is well placed for transport links, neighbouring amenities & places of interest.

- **Five Bedroom Detached**
- **Double Garage & Car Port**
- **Stunning Open Views**
- **Three Reception Rooms**
- **South Facing Garden**
- **Holiday Let Potential**

Entrance Hall

Tiled floor, Stairs to first floor with under-stair cupboard.

Breakfast Kitchen

14' 6" by 9' 3" (4m 43cm by 2m 82cm)

Wall and floor units with worksurfaces over, Double sink, Electric cooker point with extractor hood over, Tiled floor, Double glazed window, Double central heating radiator.

Utility

9' 4" by 5' (2m 85cm by 1m 52cm)

Belfast style-sink and worksurface, Plumbed for washing machine, Wall mounted cupboards, Two 'shuttered' windows, Door to garage.

Dining Room

11' 5" by 12' 4" (3m 47cm by 3m 77cm)

With double doors to conservatory and double sliding doors to lounge. Double central heating radiator.

Conservatory

14' 6" by 11' (4m 42cm by 3m 36cm)

Dwarf wall with double glazed units over, Polycarbonate roof, Tiled floor, Double doors to rear external.

Lounge

20' 4" by 12' 10" (6m 20cm by 3m 91cm)

Feature fireplace with gas stove, Double glazed picture window, Double central heating radiator.

Bedroom Three

11' by 9' 3" (3m 35cm by 2m 82cm)

Single glazed window, Single central heating radiator, Built-in wardrobe.

Bedroom Four

12' 4" by 8' 11" (3m 76cm by 2m 71cm)

Single central heating radiator, Single glazed window, Built in wardrobe.

Bedroom Five

12' 4" by 10' 10" (3m 76cm by 3m 31cm)

Double glazed window, Double central heating radiator, Two fitted wardrobes and drawer units.



A&G Land & Property Agents.

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Bathroom 12' 4" by 5' 11" (3m 76cm by 1m 81cm)

Bath with shower over, Wash hand basin, WC, Bidet, Heated towel rail, Single glazed window.

First Floor Landing

Two double glazed windows.

Sitting Room 29' 5" by 19' (8m 97cm by 5m 78cm)

(Slight T-shape). With gas feature fire, Double glazed bay window, Double glazed sliding patio door to external, Double glazed door to external, Five feature 'Arrow-slit' style windows, Two double central heating radiators.

Bedroom One 18' by 11' 4" (5m 48cm by 3m 45cm)

Two double glazed windows, Single central heating radiator, Wash hand basin with cupboard under, Built-in wardrobe, Alcove shelving.

Bathroom 14' 7" by 11' 8" (4m 44cm by 3m 56cm)

Walk-in shower cubicle, Wash hand basin, WC, Bidet, Walk in cupboard (2mx1.5m, Originally intended to be a Sauna), Built-in low level cupboards, Two double glazed window, Double central heating radiator.

Bedroom Two 13' 7" by 12' 7" (4m 13cm by 3m 83cm)

Double glazed window, Single central heating radiator, Built-in wardrobe, Wash hand basin with cupboard under.

External

Gated access to generous driveway parking, two double integral garages, car port and greenhouse. Enclosed south-facing lawned gardens with a variety of established trees and shrubs. Stunning open countryside views towards Skiddaw and the North Fells.

Garage One 20' 5" by 9' (6m 22cm by 2m 74cm)

(Access from the utility room) Tiled floor, Built in cupboard housing boiler, Power & light.



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Garage Two 26' by 10' (7m 92cm by 3m 5cm)

Tiled floor, Door to greenhouse, Electric up-&-over door, Workbench, Power & light.

Greenhouse 6' 10" by 6' 7" (2m 9cm by 2m)

Tenure

Freehold.

Services

Mains water and electricity.
Oil fired central heating to ground floor, Gas central heating to 1st Floor
Shared septic tank.
Council Tax Band E.
EPC F Rating.

IMPORTANT INFORMATION:

All bidders are strongly recommended to have thoroughly inspected any property prior to bidding, including seeking the advice of a surveyor, and to have read the Legal Pack and taken advice from a qualified legal representative. Please read carefully the general and special conditions of sale and any changes within the sale. A&G can accept no responsibility for any bidders not adhering to this advice.

Disclaimer

Our property particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, & they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property and services. None of the appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Floor plans provided are not to scale and are intended as a guide only.



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Legal Pack

The legal pack for this property is available upon request prior to the auction. This pack includes a variety of legal documents that apply to the sale. The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale. It is strongly recommended that you instruct a qualified professional to review the legal pack and raise any necessary enquiries before bidding.

Special Conditions of Sale

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property - they are not part of A&G's terms and conditions. The Special Conditions of Sale are legally binding. It is the buyers responsibility to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read within the legal pack.

Guide & Reserve Price

This property is offered at a guide price and may also be subject to a reserve price. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Buyers Administration Charge

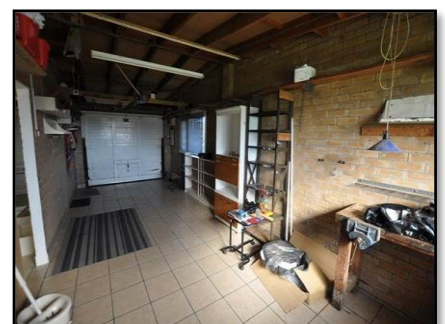
A non-refundable Administration Charge of £2,340 (inc VAT) is payable by the buyer on the fall of the hammer.

Register to Bid

In order to bid, you will need to register in advance of the auction. You can do this online at www.agpropertyagents.com/Register or in person prior to the auction day or in person at our auction venue. Please aim to get there at least 45 minutes before the start of the auction to ensure you have time to register before the auction begins.

Auction Date & Venue

6pm on Wednesday 29th January 2025 at Anderson House, Crispin Court, Newbiggin Lane, Westerhope, Newcastle upon Tyne, NE5 1BF.



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Bidding

You are able to bid in person at the auction venue. When you arrive, collect a copy of the addendum sheet to check for any last minute updates on the lot. If you are unable to attend the auction in person, but are available during the time of the auction, you can choose to bid by telephone. You can also choose to bid by proxy. Please speak with a member of our team if you wish to bid by phone or proxy.

Money Laundering Regulations

All purchasers will be asked to produce the required identification documentation, proof of address and proof of legitimate funds in order to comply with the Money Laundering Legislation. We would ask that these documents are made available to us so that there will be no delay in agreeing the sale.

Buyers Deposit & Insurance

On the day of the auction, all purchasers will be required to pay 10% of the purchase price (subject to a minimum amount), in addition to the auctioneers Administration Charge. Payment of the remainder of the purchase price will be needed for completion (within 28 days of the auction). It is important to liaise with your insurers, as you will be responsible for the insurance of the property upon exchange of contract.

Auction Day

Make sure you check the addendums list to ensure this lot has not been withdrawn or sold prior to the auction, postponed until a later auction date, or any last minute changes have been made to the catalogue entries. It is recommended to arrive early as the auction room can be very busy with limited space, and if you wish to bid, you should make sure you registered to bid and then are in clear view of the Auctioneer's rostrum. If you have any questions, make sure to ask one of the A&G team before the start of the auction. Ensure you make it clear when you wish to bid on a lot, either by raising your hand, holding up a catalogue, or by raising your bidders paddle.



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Successful Bids

When the hammer falls, you will have exchanged contracts and have entered a legally binding sale. If you are the winning bidder, you will need to complete the Memorandum of Sale and pay your deposit and administration fee. You will need to have two forms of ID with you; one photographic (e.g. driving licence or passport), and one proof of address (e.g. utility bill dated in the last three months). If multiple people are to be named on the memorandum, you will need ID for all parties. If a property fails to reach its reserve and it is not sold in the room, you can speak with a member of the A&G team to express an interest. It may be possible to negotiate a sale after the auction, which would then still proceed under normal auction rules.



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