



TROUGH FARM

ROWELTOWN, CARLISLE, CA6 6LX



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

TROUGH FARM

ROWELTOWN, CARLISLE, CA6 6LX

Longtown 9 miles, Brampton 12 miles, Gretna, 13 miles, Carlisle 17 miles, Hexham 40 miles

A CHARMING RURAL SMALLHOLDING NESTLED WITHIN THE STUNNING COUNTRYSIDE OF CUMBRIA WITH A RANGE OF OUTBUILDINGS AND A GRAZING Paddock

- WELL-PRESENTED TWO BEDROOM COTTAGE
- NEWLY RENOVATED ATTACHED ANNEX
- FULL FIBRE 900 MBPS BROADBAND
- RANGE OF OUTBUILDINGS AND PRODUCTIVE GRAZING LAND
- PERFECT FOR EQUESTRIAN OR SMALLSCALE AGRICULTURAL PURPOSES
- MATURE GARDEN GROUNDS WITH OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING

IN ALL ABOUT 2 ACRES



LAND / ESTATE AGENTS
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SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Trough Farm presents a fabulous opportunity to purchase a charming rural smallholding nestled within the Cumbrian countryside which incorporates a lovely traditional two-bedroom cottage, attached annex, range of outbuildings and a grazing field.

The cottage offers well-presented two-bedroom accommodation over a single storey, incorporating a kitchen, living room, office, family bathroom and two double bedrooms, making it suitable for multi-generational living. Adjoining is an annex which was recently converted from a barn which has one bedroom, kitchen/living area and a wet room. Further details of the accommodation can be found within these particulars of sale, along with a floor plan showing the dimensions and layout.

The front yard is hard standing providing parking for several vehicles and features beautiful far-reaching views over the countryside. There are several outbuildings which are mostly used for storage and a grazing paddock with a field shelter which could be used for small scale equestrian or self-sufficient living. In total the property amounts to about 2 acres.

Trough Farm is located within an easy driving distance of the market town of Longtown in Cumbria, which offers a range of essential services such as a post office, chemist, butchers, opticians and a range of shops and leisure facilities. Most famous for its large sheep market, Longtown is surrounded by scenic countryside and is also a popular base for exploring nearby historic sites such as Hadrian's wall and Carlisle Castle. Nearby Brampton also offers a variety of services and independent shops, bakeries, butchers and gift shops. A wider range of shops, supermarkets, leisure and professional services can be found in the nearby city of Carlisle (15 miles). Primary schooling can be found at Longtown Primary School (9 miles) and secondary schooling at Carlisle (15 miles), as well as the independent day school, Austin Friars.

The region is well-known for being an outdoor sports haven, offering a vast array of activities across its diverse and scenic landscape, most notably the Lake District National Park. From challenging mountain pursuits to a wide variety of water sports, there is something for every level of adventurer. The quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses. Nearby the Talkin Tarn Country Park is the main hub for outdoor activities located near Brampton. From here you can enjoy a variety of outdoor activities such as canoeing, rowing and sailing.



Cumbria is home to the Lake District, England's largest and most famous mountain range, alongside coastlines, lowlands, and uplands that offer striking contrasts. Its economy combines agriculture and world-renowned tourism with major industries such as nuclear expertise at Sellafield, defence manufacturing in Barrow-in-Furness, and clean energy from offshore wind farms.

DIRECTIONS

As indicated on the location plan which form part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Trough Farm are sought **in excess of: £500,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas, DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

Trough Farm is a beautifully presented home with a cosy country cottage feel, set over a single floor. Attached to the property is a recently converted one-bedroom annex. The accommodation for both briefly comprises:

TROUGH FARM

- **Utility Room/ Boot Room**

Useful utility area with floor units and plumbed for white goods, with a window to the side and one into the central hallway. Features a bespoke built shower for dogs.

- **Kitchen**

With a step up from the utility room, the kitchen has a variety of base units, built in electric oven and hob, sink and basin, with double aspect windows to the front and side to enhance the natural light within. Opens into the lounge.

- **Lounge**

A lovely family room dual aspect windows and a large stone-built inglenook type fireplace with a multifuel burner.



- **Central Hallway**

With a feature window into the utility/boot room.

- **Bedroom 1**

With a window to the rear.

- **Bedroom 2**

Featuring a large four-part window with a seat overlooking the rear, and a wood burning stove.

- **Office**

With a window to the front.

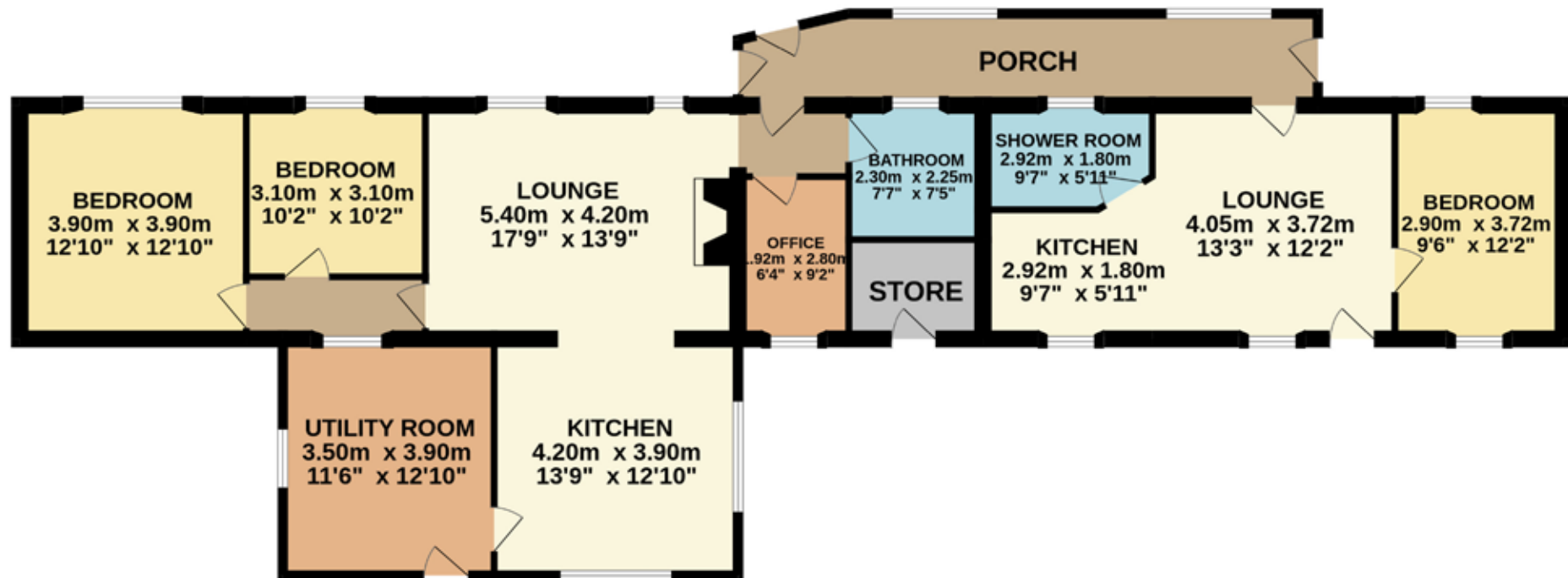
- **Family Bathroom**

With a WC & wash hand basin set in a vanity unit, bath with shower over, underfloor heating, cast iron towel rail and a window to the rear.



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ANNEX

- Open Plan Kitchen/ Living Area**
Open plan space with high ceilings, featuring a kitchen with floor units, electric oven and hob with extractor fan and a sink with a window overlooking the courtyard. The living area has two doors, one to the rear and one to the front.
- Wet Room**
Comprising a walk-in shower, WC, and wash hand basin.
- Bedroom**
With dual aspect windows to the front and rear of the property.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Solid Fuel (back boiler)	A	E (44)

OUTSIDE

As mentioned earlier, the front of the house is hard standing, providing ample space for parking several vehicles. The outbuildings are beautifully maintained traditional stone buildings including a boiler room (plumbed for white goods), two with open fronts, a former stable, and a garage. These are currently used for storage but offer excellent potential for a variety of alternative uses. There is a lapsed planning permission for converting the existing barn into a dwelling: Ref 04/0877.

To the rear, the property enjoys attractive garden grounds, mainly laid to lawn, with wonderful open views, an ideal setting for alfresco dining, family gatherings, or social entertaining.



Beyond the gardens lies a well-proportioned field enclosure, which is relatively flat and well-fenced. Currently down to grass for grazing, the field also benefits from a hard-standing area with a newly built field shelter of stone and wood construction. This land offers excellent potential for small-scale agricultural or equestrian purposes.



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, for a definitive list of burdens subject to which the property is sold.

HOME REPORT

As this property is in England, there is no home report.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.



METHOD OF SALE

Offers must be submitted to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. The property is offered for sale as a whole by Private Treaty. 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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.



GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared September 2025



SALE PLAN FOR IDENTIFICATION PURPOSES ONLY

Sale Plan



