



Detached house, separate cottage, ménage, stables, outbuildings and
land extending to 15.23 acres

Fauld Mill Farm, Longtown, Carlisle, CA6 5SN



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Guide Price

£695,000

Description

Fantastic opportunity to own a superb package on a very private site, with well maintained outbuildings, stables, ménage and land extending to 15.23 acres (6.17 Ha) in all. There is a charming 3 bedroom house, a separate 1 bedroom cottage, a 2 bedroom lodge and an attached barn.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Superb residential and agricultural package
- Well maintained, spacious and versatile three bedroom home
- Additional one bedroom cottage, and two bedroom cabin
- Various outbuildings
- Agricultural land extending to 13.66 acres (5.53 Ha)
- Newly installed ménage with stabling and tack room
- Far reaching views from the land to Criffel and Lake District
- Excellent opportunities to develop further, subject to permissions



Fauld Mill Farm, Longtown, Carlisle, CA6 5SN

We are delighted to present this superb opportunity to purchase a highly attractive package comprising of detached 3-bed home, attached barn, separate 1-bed cottage, 2-bed lodge, various outbuildings, ménage and stables. Situated on a wonderful private site, surrounded by its own land, the property is in a peaceful spot yet remains very accessible to the main road network and local amenities.

Fauld Mill Farm is situated on the edge of Longtown, which provides a good range of amenities, however Carlisle is just 7 miles by car and has a superb range of leisure and retail opportunities. The city of Carlisle benefits from being on the West Coast mainline which provides fast rail services to London from just over 3 hours, and non-stop to Glasgow. The M6 motorway at Junction 44 is also just over 5 miles from the property.

The property extends to 15.23 acres (6.17 Ha), with the land extending to 13.66 acres (5.53 Ha), and provides great opportunity for farming, equestrian or diversification in a superb location, therefore viewings are highly recommended to fully appreciate the private yet accessible location and the range of accommodation on offer.



Fauld Mill House is a superb family home with accommodation spread over two levels and an abundance of character, and also has potential to be extended into the attached barn (the former mill) if so desired, subject to the necessary permissions.

Ground Floor: Kitchen, Living/Dining Room, Conservatory, Utility Room, Cloakroom with WC.

First Floor: Two Double Bedrooms, One Single Bedroom, Family Bathroom.

The kitchen benefits from fitted units with granite worksurfaces, integrated appliances, an electric range cooker and a breakfast bar. The large living/dining room is flooded with natural light and boasts a multi-fuel stove on a raised hearth, double doors to the patio and access to the conservatory and porch. The useful porch provides a cloaks area and direct access to the ground floor WC. A utility room completes the ground floor accommodation. Upstairs, three bright and well proportioned bedrooms can be found, while the bathroom comprises of a four piece suite to include free standing roll top bath, shower cubicle, WC and wash hand basin.



Exterior: The property is accessed via a gated and tree-lined driveway that wraps around the house and leads to a substantial parking area, which in turn leads down to the ménage and paddocks beyond. The gardens are well kept and include an area of orchard and pond and raised patio to the rear of the house; ideal for entertaining. There are three stables and a workshop, in addition to the barn and garage. It is worth noting that the ménage was installed in 2020 and is fully enclosed and well drained.

Barn Cottage: Open plan Living Room/Kitchen, Double Bedroom, Shower Room, Patio.

The cottage is a versatile space, currently let providing a rental income, although would make an ideal annexe to the main house. There is a modern fitted kitchen with granite worksurfaces and integrated appliances and the sitting area boasts a floor to ceiling window to the side elevation. Upstairs is a charming double bedroom with en suite shower room and double doors from the bedroom lead out to a raised, enclosed patio. N.B. This property has its own postcode and is effectively an additional separate residential dwelling.





The Buildings

The well maintained buildings can be utilised for a variety of uses and are briefly described below:

General purpose Shed

Fully insulated with sectional door, ground and first floor storage areas, WC. Attached garage with double doors.

Shipping Containers

Two insulated steel containers (36' x 8') for storage, with power and light.

Workshop

Brick built, under a new slate roof, presently for storage/office use.

Stables

Three wooden stables with tack room.

Barn

Being the former mill, the barn attached to the main house is currently unused but is structurally sound and has a new, steel roof structure clad in natural slate. It offers huge potential for the right purchaser to further develop, subject to the necessary permissions.



Timber Cabin (The Lodge)

40' x 20' two bedroom cabin. Open plan kitchen/living/dining room with modern fixtures and fittings and patio doors to an external raised decked area. Double bedroom, single bedroom and shower room.

The cabin can be used as ancillary accommodation to the main house, but a purchaser would require the relevant permissions to use it as a full time residence. Adjacent to the cabin are two further timber buildings; one is presently used as a utility room and the other could make an ideal home office.



The Land

The land offers good quality grazing, extending to 13.66 acres (5.53 hectares). The land benefits from two roadside access points. The land has been well managed, stock proof and in good heart.

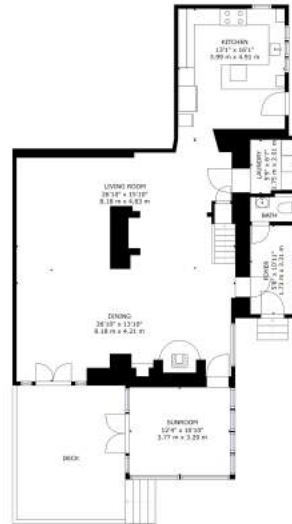




LODGE



HOUSE (GROUND)



HOUSE (1ST FLOOR)



COTTAGE (GROUND)



COTTAGE (1ST FLOOR)

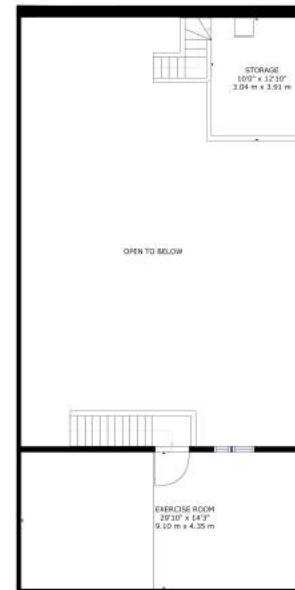


GROSS INTERNAL AREA
FLOOR 1: 2212 sq. ft, 206 m², FLOOR 2: 1602 sq. ft, 149 m²
EXCLUDED AREAS: PATIO: 184 sq. ft, 17 m²
GARAGE: 1373 sq. ft, 128 m², BALCONY: 216 sq. ft, 20 m²
REDUCED HEADROOM BELOW 1.5M: 41 sq. ft, 4 m²
TOTAL: 3814 sq. ft, 354 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA

FLOOR 1: 2212 sq. ft, 206 m², FLOOR 2: 1602 sq. ft, 149 m²

EXCLUDED AREAS: , PATIO: 184 sq. ft, 17 m²

GARAGE: 1373 sq. ft, 128 m², BALCONY: 216 sq. ft, 20 m²

REDUCED HEADROOM BELOW 1.5M: 41 sq. ft, 4 m²

TOTAL: 4713 sq. ft, 438 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Services: Fauld Mill House and Barn Cottage are serviced by mains water, mains electricity, private drainage and underfloor heating to the ground floor of Fauld Mill House. Fauld Mill House benefits from a multi-fuel stove in the living room, and both properties are double glazed throughout with oil fired central heating

EPC: Fauld Mill Farm – D and Fauld Mill Cottage – C.

Land: The land has not been claimed under the Basic Payment Scheme (BPS) and there are no BPS entitlements included within the sale.

Local Authority: Carlisle City Council, Civic Centre, Carlisle, CA3 8QG. Tel 01228 817000.

Council Tax: Fauld Mill House, is within Carlisle council tax band D. Barn Cottage, is within Carlisle council tax band A.

Solicitors: Duncan Harty, Baines Wilson, 2 Merchants Drive, Carlisle, CA3 0JW. 01228 552600.

Tenure and Possession: The property is held freehold and offered for sale with vacant possession.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Viewing: Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

Offers: Offers should be submitted to the Selling Agents. All genuinely interested parties are advised to note their interest with the Selling Agents immediately after inspection.





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