



Hill Farm House

Holmrook CA19 1UG

Mitchells SINCE 1873
LAND & PROPERTY



Guide Price £495,000

www.mitchellslandagency.co.uk

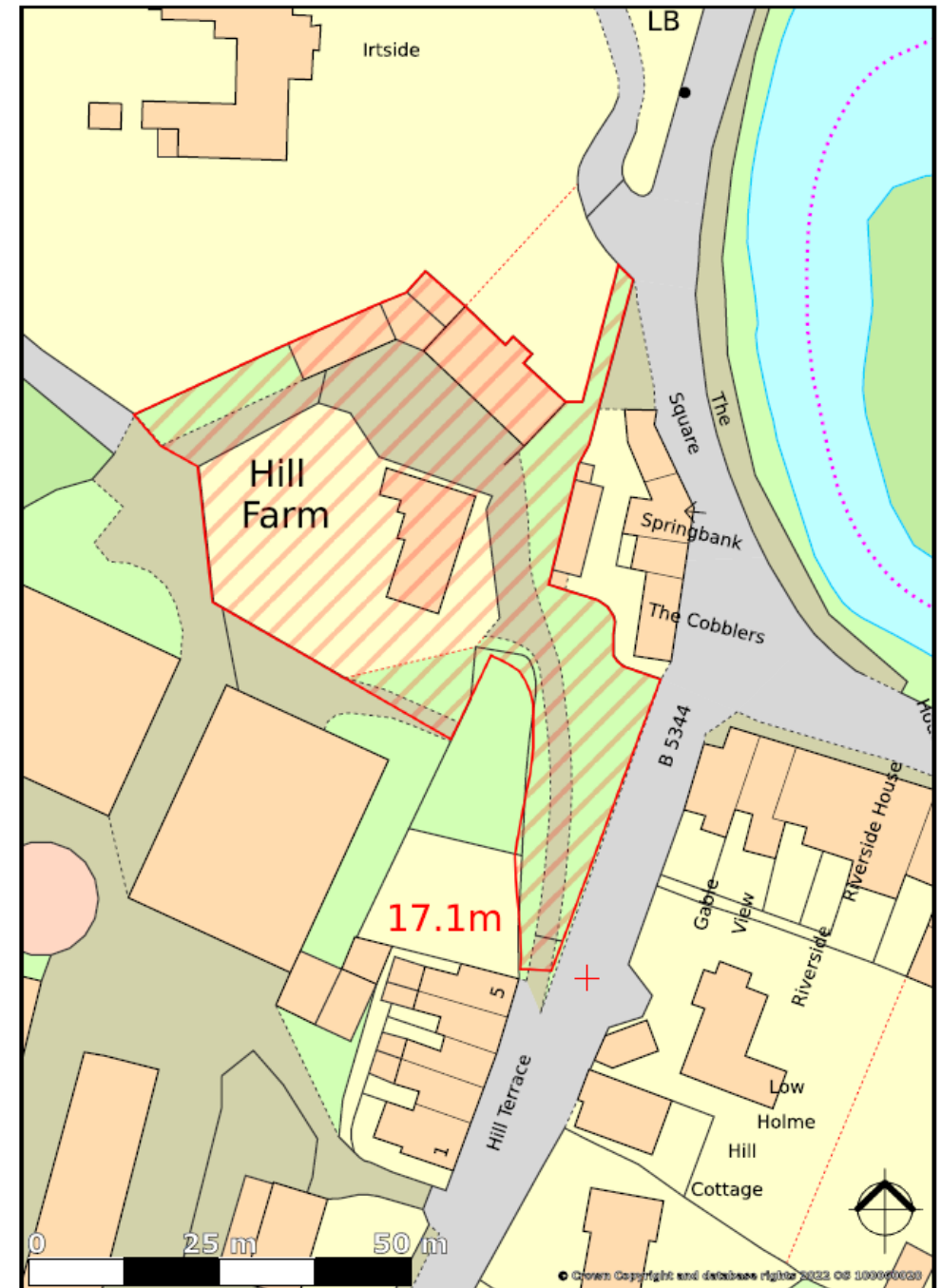
t: 01900 822016

e: info@mitchellslandagency.co.uk

Hill Farm House is a former farm house which has been extended to provide additional accommodation. The property is being offered with vacant possession and no onward chain. The property provides extensive living areas with plenty of space and versatility to suit modern life. The property is detached and sits in a secluded and elevated position with views towards the coast and the Lake District Fells.

The plot extends in total to 0.67 acres (0.27 ha) and includes outbuildings which can have an abundance of uses. There is plenty of space for numerous vehicle off road parking with a large lawned garden to the rear.

The property is set in the village of Holmrook on the edge of the Lake District National Park, [UNESCO] World Heritage Site only 4 miles from Eskdale and 6 miles (10 minutes) to Wastwater. There are excellent road and rail links to the rest of the county and beyond.

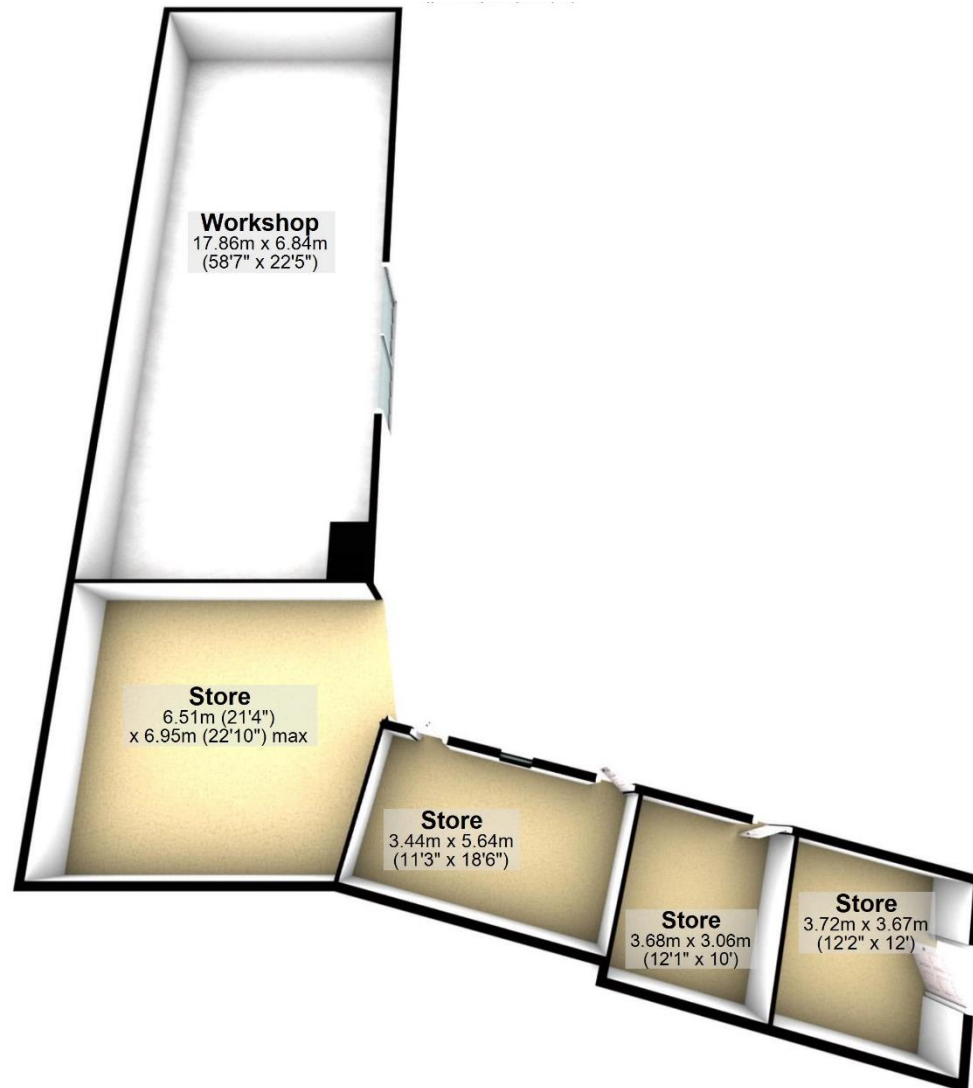


Internal – the house is traditionally built and has been extended to provide a good sized family living accommodation. All windows are UPVC double glazed. Decoration throughout has been left as a blank canvas for the purchaser to make it their own. The property consists of an external porch with storage area and separate WC leading through into the kitchen with built in units and dining area. There are two large east facing public rooms with feature fireplaces and picture windows to take advantage of the magnificent views towards Muncaster Fell and down the Eskdale valley to Wasdale. Upstairs are 4 double bedrooms and one smaller single, family bathroom with 4 piece suite including separate shower cubicle, storage and a further WC.



External

Outside the dwelling are two outbuildings connected with a car port. The larger open plan shed is of a steel portal frame with concrete panel sides and box profile cladding under a corrugated roof, approx. 18m x 7m in size. The other is a stable block made up of 4 stables currently used for storage. These buildings can provide a versatility of uses from storage, hobbies or business use.



METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. 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.

VIEWING

Strictly by arrangement with the Sole Agents:
Mitchells land and property, Lakeland Agricultural Centre, Cockermouth,
Cumbria, CA13 0QQ.
Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains water, electricity, gas and drainage.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

Tax band D with Copeland Council

TENURE

Freehold interest is being offered with vacant possession on completion.

FIXTURES AND FITTINGS

Available by separate negotiation.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Location

Whitehaven 15.7 miles | Keswick 35 miles
Carlisle M6 (N) 49.2 miles | Penrith M6 (S) 52.5 miles
Lake District National Park 0.3 miles
Nearest Train Station – Drigg 1.1 miles



Main Building Floor Plan



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken August 2022. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.