



Nook Farm
Cleator CA23 3EY

Mitchells SINCE 1873
ESTATE AGENCY

Nook Farm is a well-proportioned family home, spanning over a generous total area of 1614.59ft² (190m²). This charming property is spread across 2 spacious levels, with 7 rooms featuring fireplaces and original features.

The property is accompanied by 5.68 acres (2.29ha) of agricultural land along with an array of both modern and traditional agricultural buildings. Giving the purchaser plenty of options of development or having the idyllic 'Small Holding'.

Nook Farm is set in a quiet location on the fringe of the Lake District National park, accessed down a lane from the public road.



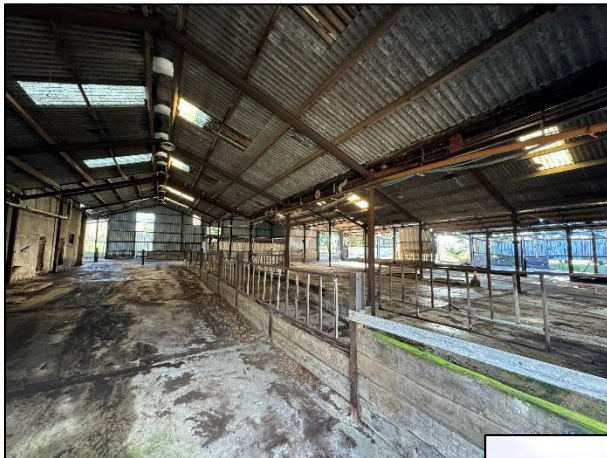
Accommodation On the ground floor, enjoy an easily accessible laundry room and two specially adorned reception rooms with fireplaces. Moving on, your inviting living room also boasts of a fireplace. There is a large kitchen/dining room, which is a blank canvass ready to make your own.

As you ascend to level one, you are introduced to four bedrooms and a family bathroom, some with unique fireplaces, beautifully designed to serve a multitude of purposes, ensuring ample space for everyone. This home effortlessly blends functionality with aesthetics, and with some modernisation could provide comfortable and luxurious living.



External at the opposite side of the concrete yard from the dwelling is a large range of both modern steel frame buildings and traditional stone and brick built buildings, extending to over 30,000 ft² (2,815m²). The modern buildings are mainly loose housing with a central feed passage of metal frame construction with tin sheet clad sides and roof and a concrete floor.

Surrounding the dwelling there is 5.68 acres (2.29ha) of agricultural land, split into 5 paddocks. One of which is an orchard and includes two large polytunnels and a field shelter. Please note: the property has not had an asbestos survey. It is the Buyers responsibility to satisfy themselves of the construction and materials used in the buildings. A third party holds access rights through the property to the adjoining land, full details available from the agents.



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 electricity and water, drainage is to a septic tank. The septic tank has not been surveyed and may not comply with new regulations 'General Binding Rules' (effective 1st January 2020) enforced by the Environment Agency, which do not allow septic tank discharge directly into surface water. It is the responsibility of the purchaser to ensure that a compliant system is in place at his/her own cost within 12 months of purchase.

Heating to the radiators is provided by the back boiler on the multi fuel stove, the remainder of the heating is electric storage heaters. There are 30 solar panels on the buildings giving the availability of electricity and income from FIT.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

Tax band C with Cumberland Council

TENURE AND TITLE:

The property has freehold title and vacant possession will be given on completion. The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi- easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens.

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ENVIRONMENT AND BASIC PAYMENT (BPS) SCHEMES:

The land is not registered for BPS. The land is not in a Countryside Stewardship Scheme.

BOUNDARIES:

Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan. Where no mark is shown no further information is available.

SPORTING & MINERAL RIGHTS:

- There are fishing rights on the river Ehen referred to in the title. The mines and minerals together with ancillary powers of working are excepted. Insofar as the sporting rights are owned by the Vendor, they are included in the sale at no extra charge.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

MONEY LAUNDERING REGULATIONS (AML)

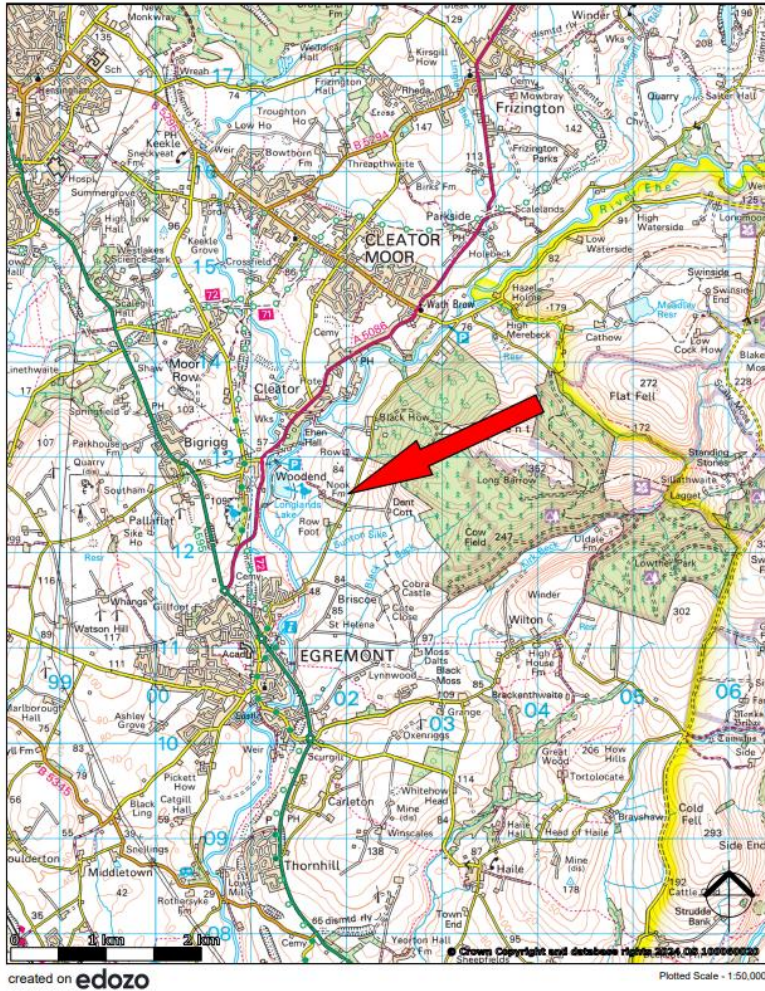
Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. To enable us to complete these check purchasers will need to provide along with their offer photo ID and current council tax or Utility bill. Failure to provide this information may result in an offer not being considered. Further information is available from the agents.

LOCATION

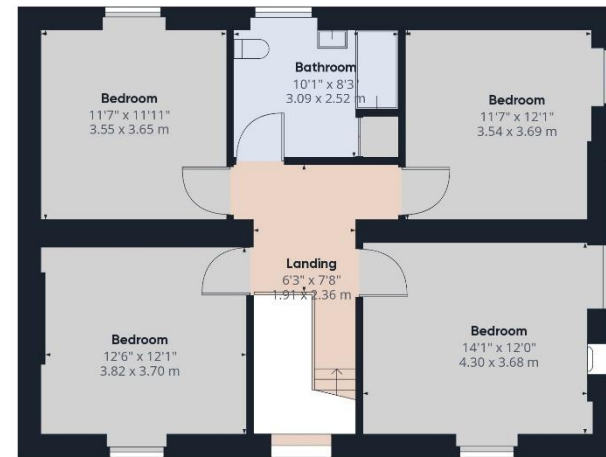


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Cockermouth 8 miles | Keswick 13 miles
Carlisle M6 (N) 17 miles | Penrith M6 (S) & mainline trains 30 miles
Lake District National Park 2 miles



Floor 0



Floor 1

Approximate total area⁽¹⁾

1623.47 ft²
150.83 m²

Reduced headroom

17.14 ft²
1.59 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 February 2024. 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.