

Mid Farm, Newtown

Wigton, CA7 4LQ

Mitchells SINCE 1873
LAND & PROPERTY



Guide Price £495,000

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Mitchells SINCE 1873

DESCRIPTION

Mid Farm is located in the hamlet of Newtown, 9 miles northeast of Maryport and 13 miles north of Cockermouth. Mid Farm is a spacious stone-built property, covering a total area of 3670.49 square feet, offers ample space for comfort living and outdoor space. The property benefits from UPVC windows and external doors. Spread over two levels, the floor plan is thoughtfully designed providing exclusive private and communal areas. The ground level includes an entrance hall, cloakroom with WC and electric shower, 2 reception rooms with fireplaces, separate dining room, kitchen and utility room.



On the first floor, you will find 3 double bedrooms and a bathroom with a bath and separate WC. The first floor benefits from storage space under the eaves. The property would benefit from some modernisation and updating but this property is an ideal fit for families seeking a welcoming blend of space and comfort.



At the front of the property there is a walled lawn garden with flower beds and shrubs. There is a concrete yard to the rear leading to the grass field. Attached to the property are traditional farm buildings including a 6 bay barn (same roofline) with lofted stable and byre, as well as, two lean-to-loose boxes. There are external concrete stairs to a loft space above the dining room in the main property. On the southern, roadside, aspect are two further storage/livestock buildings and concrete yard.





The land at Mid Farm extends in total to approx. 1.51 acres (0.611 ha) of agricultural land. The single parcel is permanent grassland. The boundaries are mostly post and wire stock proof fencing, with some hedging. A fence on the northern side will be erected by the neighbouring owner. The land is flat and low lying at approx. 8m above sea level.

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 Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains electricity, water and 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.

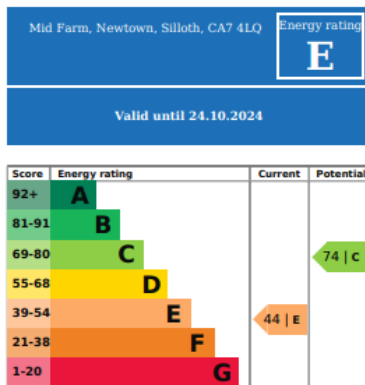
VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

Tax band C with Cumberland Council

EPC



DATE OF PREPARATION

February 2024

LOCATION



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 March 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 or 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.