



3

Bedrooms

2

Bathrooms









## PROPERTY 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 and offers potential purchasers' ample space for both comfortable indoor and outdoor living.

The ground floor comprises a reception room with an open fire, main kitchen, utility room dining room, snug with a fireplace and downstairs shower room with WC. There is access to the rear of the property from the main kitchen.

The first-floor comprises 3 good sized double bedrooms and a house bathroom with a bath and separate WC. The first-floor bedrooms benefit from fantastic views out to the countryside and storage under the eaves.

To the front of the property is a walled lawned garden with well-established shrubs and flower beds. There is a concrete yard to the rear (accessed via the kitchen) leading to the grass field.

The property would benefit from some modernisation and updating but is ideal for those looking for a large family home with plenty of space or those looking for a small holding.





### LAND & BUILDINGS DESCRIPTION

The land at Mid Farm extends to an approx. total of 1.51 acres (0.611ha) 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 approx. 8m above sea level.

Attached to the property are traditional farm buildings, including a 6 bay barn (same roofline) with lofted stable and byre, as well as, 2 lean-to-loose boxes. There are external concrete stairs to the loft space above the dining room in the main property. On the southern, roadside, aspect are 2 further storage/livestock buildings and a concrete yard.





## 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](mailto: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 1<sup>st</sup> 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.

## LOCATION



[deploying.readings.sang](https://www.deploying.readings.sang)



created on edozo

Plotted Scale - 1:175,000



Floor 0

Approximate total area<sup>(1)</sup>  
2984.16 ft<sup>2</sup>  
277.24 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating				Energy Eff			
Current	Potential		Current	Potential		Current	Potential
		Very energy efficient - lower running costs			Very energy efficient - lower running costs		
		(92+) <b>A</b>			(92+) <b>A</b>		
		(81-91) <b>B</b>			(81-91) <b>B</b>		
		74 (69-80) <b>C</b>			74 (69-80) <b>C</b>		
		(55-68) <b>D</b>			(55-68) <b>D</b>		
		44 (39-54) <b>E</b>			(39-54) <b>E</b>		
		(21-38) <b>F</b>			(21-38) <b>F</b>		
		(1-20) <b>G</b>			(1-20) <b>G</b>		
		Not energy efficient - higher running costs			Not energy efficient - higher running costs		
EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scot</b>		

Address: Mid Farm, Newtown, CA7

Address: Mid Far

