

Ellersleigh Farm

Workington, CA14 4EX

Mitchells SINCE 1873
ESTATE AGENCY



Guide Price £600,000

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DESCRIPTION

Ellersleigh Farm is a spacious detached family home with a detached annex cottage, garage buildings and stables. The property also benefits from approx. 3 acres of agricultural land.

The home is situated down a private single-track access off the main road making sure that the property has plenty of security and privacy.

Located off the A596, Ellersleigh Farm is approx. 1.3 miles away from Workington town centre, approx. 7 miles away from the coastal town of Maryport and approx. 7.7 miles from the market town of Cockermouth.

On the ground floor, the property briefly compromises of a large hallway, reception room, kitchen with separate dining room, utility room, downstairs WC and conservatory. The first floor offers 4 bedrooms, 1 with ensuite and a dressing area, and 2 further bathrooms.

Outside, there is a generous formal garden with ornamental trees and shrubs. At the side of the house, there is an orchard/paddock which is approximately half of an acre, which can also be seen from the family home. Around the side and rear of the property there is two grass paddocks which gives 1.6 acres of grass land. There is easy access to all the paddocks and orchard from the yard.

The self-contained detached annex offers a reception room, kitchen, utility room, 1 bedroom and a storeroom. This annex has its own gas supply and shared electricity with the main house. There is ample parking for multiple cars at the front of the property.

The garage, with full loft accessible via internal stairs, is currently being used as a storeroom/games room. The building offers development potential (subject to the necessary PP).

There is also a brick garage and stable block with 2 stables, there is a further double stable and dog pen.

In additional, there is a detached timber stable building clad in tin sheeting with internal stables.

MAIN HOUSE







ANNEX



EXTERNAL BUILDINGS



METHOD OF SALE

The property is offered for sale by Private Treaty. 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 gas, electricity, and water. Central heating is provided by a gas boiler. 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.

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.

SPORTING & MINERAL RIGHTS:

The mines and minerals together with ancillary powers of working are included. Insofar as the sporting rights are owned by the Vendor, they are included in the sale at no extra charge.

To ensure that 'one off' planning consents/change of use where the increase in value is less than £10,000 are not subject to clawback.

Authority area of Allerdale

DEVELOPMENT CLAWBACK:

The property is being sold subject to a development clawback provision. Any increases in the value of the land within 25 years of the completion of the sale, which have resulted from the grant of planning permission for purposes other than agriculture, will trigger a payment by the Purchaser (or any subsequent owner) to the Vendor, or its heirs, of 30% of the increase in value. There are De Minimis provisions intended.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

This property is in band D

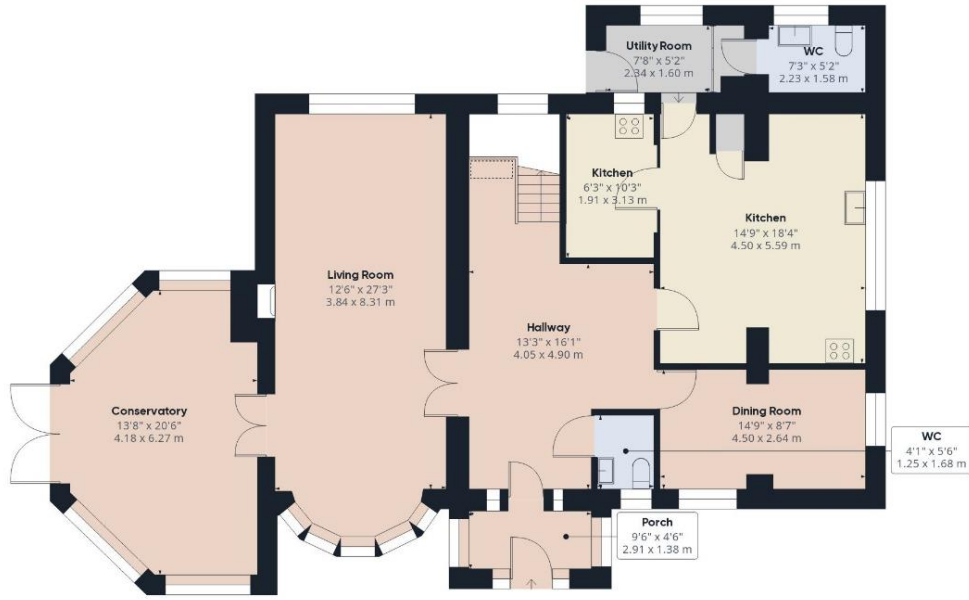
EPC

TBC

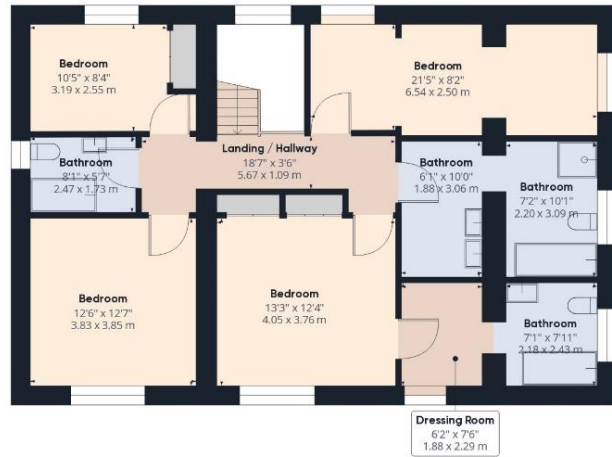
DATE OF PREPARATION

April 2024

FLOOR PLAN

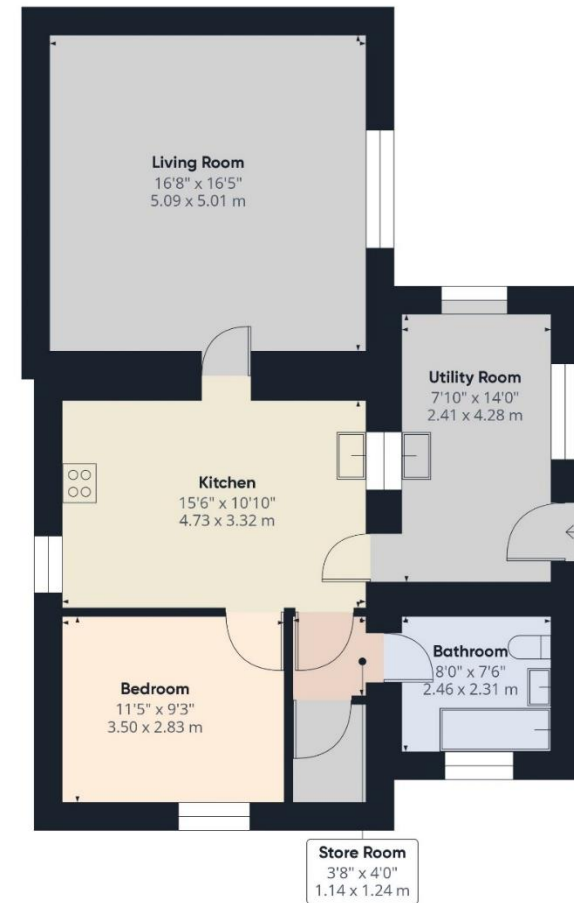


Floor 0 Building 1



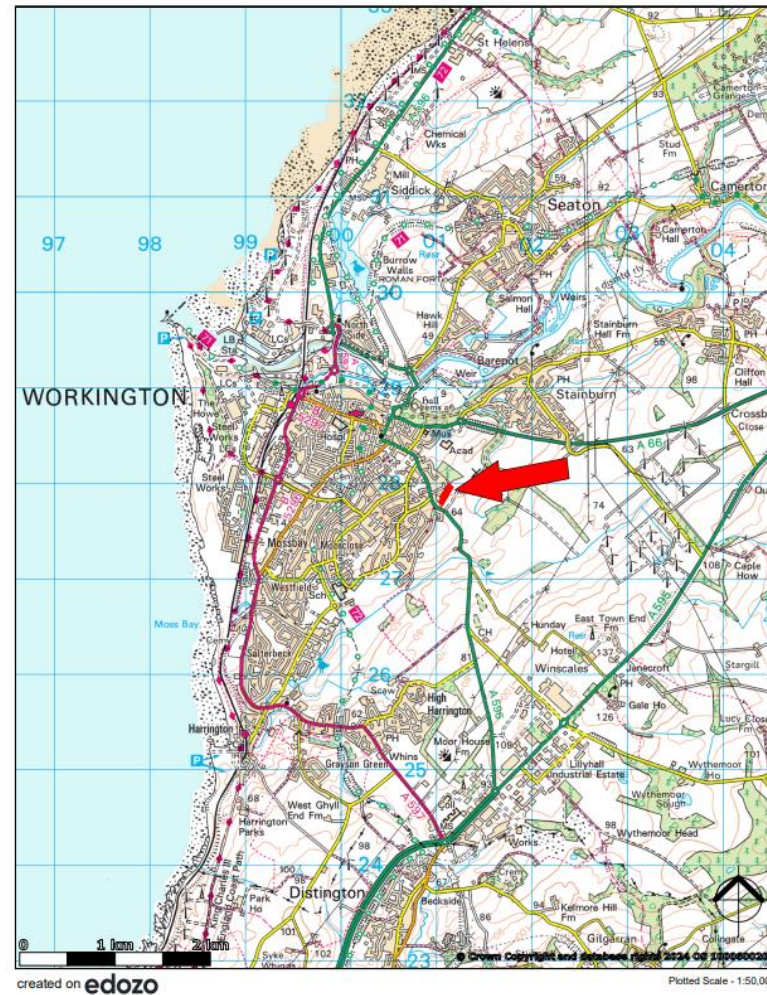
Floor 1 Building 1

FLOOR PLAN – ANNEX



Floor 0 Building 2

Location:



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 April 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.