

GASKETH FARM

IRTON, HOLMROOK, CUMBRIA

Mitchells
LAND & PROPERTY
SINCE 1873

GASKETH FARM

IRTON, HOLMROOK, CUMBRIA, CA19 1YR

Egremont 11 miles | Windermere 44 miles | Carlisle 54 miles | Kendal M6 48 miles

A rare opportunity to purchase a delightful smallholding extending to 7.3 Acres (2.95ha), comprising of a substantial farmhouse and a range of traditional farm buildings.

Guide price £820,000.

For Sale by Private Treaty.

INTRODUCTION

This captivating property boasts an impressive total area of 2938.55 square feet and is spread over two spacious floors.

On the ground floor, you'll find a well-equipped kitchen with glazed archway overlooking the gardens, a separate dining room with Moravia range cooker and Belfast sink, a ground floor shower room and two warm and inviting reception rooms, both featuring cozy fireplaces along with a pantry, boot room and utility room.

As you ascend to the first floor, you'll discover five comfortable bedrooms, two of which with feature fireplaces and one currently being used as an office space and a family bathroom. The master suite encompasses a private shower room and a dressing room with fitted wardrobes.

This property presents a remarkable opportunity to capitalise on its extensive floor plan and offers myriad of possibilities for customization and personal touch. And with the inclusion of barns and 4.57 acres of Agricultural land is the much sought after small holding in the desirable Lake District National Park.

LOCATION

The farm is situated within the Lake District National Park in a quiet picturesque location. The property is 0.6 mile north from the A595 along The Old Vicarage Lane and 0.7 miles south from Kirklands Road, Irton. Please refer to the Location Plan and further information identifying the exact location of the farm in relation to the surrounding area.



GASKETH FARMHOUSE

A detached farmhouse of traditional construction under a pitched slate roof. The property dates back to the 1700's and has been tastefully renovated and maintained by the current owners. This elegant and spacious property has many traditional features and promises an excellent living experience.

Please refer to the floor plans for the room layout and sizes.

Services – Mains water, electricity and drainage is to a Septic tank. The heating system consists of a Ponast KP22 wood pellet system with a 5te pellet container. There are two solar systems with panels on the barn roof, one provides hot water to the heating system, the other 20 panels provide electricity, the surplus has a Feed in Tariff (FIT) to the electricity provider.

Council Tax – Band E

EPC Rating – 31F, further details are available from Agent.

Outside – to the front of the property is a large lawned garden with mature tree and shrub borders, greenhouse and fruit cage. Beyond the formal gardens there is a native woodland area extending to approx. 1.67 Acres, this hosts an abundance of flora and fauna as well as a wildlife pond. On the eastern side of the dwelling there a range large of traditional stone farm buildings with potential for further development (subject to planning consent).

On the north side of the property there are enclosed lawns and a gravelled parking area leading to a slate flagged seating area adjacent to the dwelling.

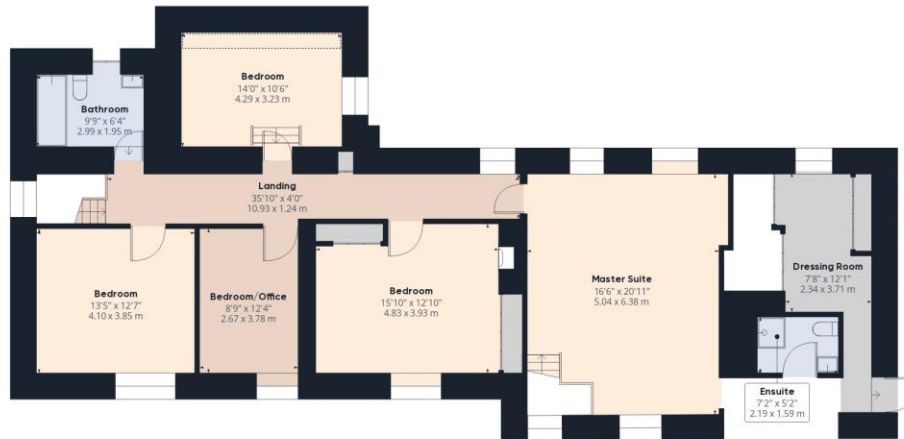








Floor 0



Floor 1

Approximate total area⁽¹⁾

2960.6 ft²
275.05 m²

Reduced headroom

19.61 ft²
1.82 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.

GIRAFFE360

AGRICULTURAL BUILDINGS AT GASKETH FARM

The buildings at Gasketh Farm are arranged in a courtyard of original buildings of local stone construction under predominately slate roofs. The roofs on the two story barns have been totally refurbished in recent years. Please refer to the plan and photographs showing the buildings which comprise the following: -

- Detached block built former byre 8.24m x 16.48m currently used as a workshop and storage.
- Storage room 2.76m x 2.7m
- Boiler room 7.9m x 3.34m containing wood pellet boiler and storage bin.
- The main barn attached to the farmhouse is 'L' shaped with 8 bays and 5 bays and is partly lofted 24m x 6.5m and 16m x 6.5m, with 6, 12 and 6 stall byres and a double stable and storage sheds.
- South from the farmhouse and having access from the dwelling there is a utility room 4.65m x 2.65m and a further 3 loose boxes and a byre with access to the front gardens.



LAND AT GASKETH FARM

The agricultural land extends in total to approx. 4.57 Acres, the land is in two separate paddocks. The paddock immediately opposite the farmstead extends to approx. 3.12 Acres, being a well fenced pasture field with a mains water supply. Adjacent to the first field there is a further 1.44 Acre enclosure, well fenced grassland containing a smaller area of natural vegetation and benefitting from having a single story stone shed in the corner with access to the entrance track.

All the land is in good heart and provides excellent livestock grazing or amenity use.



FURTHER DETAILS

METHOD OF SALE:

The property is offered for sale by Private Treaty as a whole. 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. Offers are to be made to the Land Agency Department at Mitchells Auction Company Ltd.

VIEWING:

Strictly by appointment with the Sole Agents:
Land Agency Dept., Mitchell's Auction Co. Ltd., Lakeland Livestock Centre,
Cockermouth, Cumbria, CA13 0QQ.
Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

The vendors and their agents do not accept any responsibility for accidents or personal injury caused or suffered at viewings whether accompanied or not.

TENURE AND TITLE:

We are advised that the tenure of the Property is freehold. Vacant possession will be granted 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 and are advised to contact the Vendor's solicitor in order to do so.

ENVIRONMENTAL STEWARDSHIP SCHEME:

The property has not been entered into any environmental scheme. Insofar as the vendor is aware the property is not affected by an environmental, historical, archaeological, or other statutory designation.

BOUNDARIES:

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

SPORTING & MINERAL RIGHTS:

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

FIXTURES AND FITTINGS IN THE FARMHOUSE:

Kitchen appliances, curtains, light fittings and carpets are included in the sale at no additional charge.

ENERGY PERFORMANCE CERTIFICATE (EPC):

Copies of the EPC for the dwelling are available from the Sole Agent on request.

MONEY LAUNDERING REGULATIONS:

Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. Purchasers will be required to provide photo ID, proof of address and confirmation of funding.

LOCAL AUTHORITY:

Cumberland Council & Lake District National Park

VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

DATE OF PREPARATION: June 2024



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Plotted Scale - 1:50,000

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 May 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; Edozo 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.