



3

Bedrooms

1

Bathroom







## PROPERTY DESCRIPTION

The property comprises of a large reception room with lovely views out to the Irish Sea, a kitchen/diner with Rangemaster, a separate utility room with external door, 2 good-sized double bedrooms, one with built in wardrobes, and a family bathroom with bath and overhead shower. Leading up the stairs in the reception room, you will find the third double bedroom with vaulted ceiling, ample storage and sky lights.

To the rear and front of the property, you will find a well-maintained grassed area with established trees, shrubs and bushes, as well as hardstanding/tarmacked drive leading to ample rear parking and the entrance to the separate office building.

The rear also offers potential purchasers a modern patio area, greenhouse and vegetable garden. A delightful summer house, kennel and purpose brick-built storage can be found at the end of the grassed area.

From the garden, there is another shaded grassed area that can be accessed through a small garden gate. The total plot size of the property and gardens is approx. 0.876 acres.

Both the front and rear of the property have beautiful views either across the Irish sea or of luscious farmland.





### OFFICE BUILDING & YARD DESCRIPTION

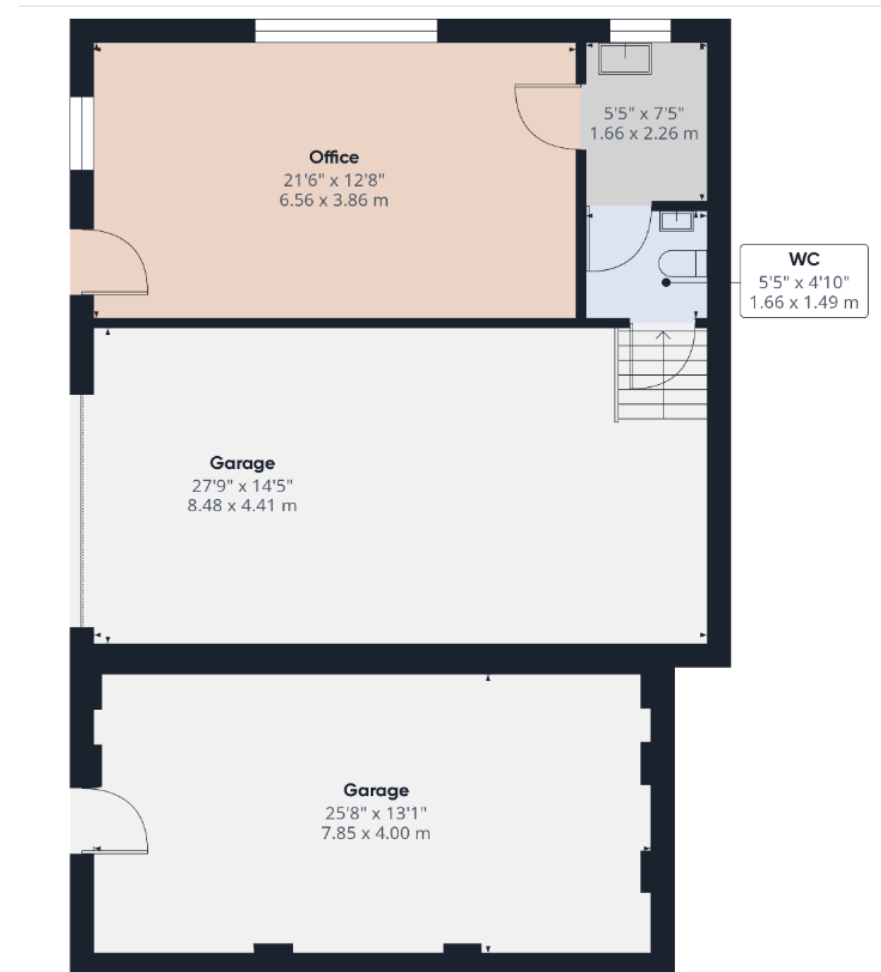
Benefitting the bungalow is a separate, purpose built, office building with kitchen, WC and two storage spaces (labelled garage on the floorplan).

The office building offers potential purchasers the opportunity to work from home, without encroaching on their home environment. The ample parking also offers potential purchasers the space to allow clients and/or colleagues to visit onsite.

Previously used as a commercial building and yard, the space and storage would benefit a range of businesses and their needs.

The current vendors have made enquiries with the local planning department to change the usage of the building from commercial to residential. The agent would advise for potential purchasers to make their own enquiries regarding the above.

The total plot size of the office building and yard is approx. 0.63 acres.







### 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](mailto:info@mitchellslandagency.co.uk)**

### SERVICES

The property benefits from mains electricity, water and gas. Drainage is to a septic tank - soakaway. The agent advises any potential purchaser to make enquiries as to whether it complies with current regulations (effective January 2020). Heating is provided by a gas-combi boiler.

The office building benefits from mains electricity and water. Heating is provided by electric storage heaters and drainage is as above.

### VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

### DEVELOPMENT CLAWBACK

The office building, storage and yard is being sold subject to development clawback provisions. Any increases in the value of the land within 50 years of the completion of the sale, which have resulted from the grant of planning permissions for purposes other than agriculture, will trigger a payment by the Purchaser (or any subsequent owner) to the Vendor, or its heirs, of 50% of the increase in value.

### LOCATION



Weston, Oaklands is situated off the A595, providing excellent transport links to Sellafield, the nearby villages of Thornhill and Beckermeth, and the rest of the county.

### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





Floor 0 Building 1



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Approximate total area<sup>(1)</sup>  
1403.57 ft<sup>2</sup>  
130.4 m<sup>2</sup>

Reduced headroom  
537.46 ft<sup>2</sup>  
49.93 m<sup>2</sup>

(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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