



Kirkland Garth

Mealsgate, Wigton CA7 1LD

Mitchells SINCE 1873
LAND & PROPERTY



Guide Price £350,000

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Kirkland Garth is a former farmhouse which oozes potential from every aspect. The house itself is a well-appointed 3-bedroom period property extending to approx. 98m² (1,057 ft²). There is a large lawned garden to the front, and at the rear of the house there is a yard with attached traditional farm buildings offering scope for development or extending the dwelling, subject to the necessary planning consent.

The property is surrounded by open countryside 200m from the public road and having the benefit of excellent road links north and south on the A595. To the rear of the property is a paddock extending to approx. 1.3 acres and a modern steel frame agricultural building. This coupled together with the traditional buildings could make the ideal small holding or could be adapted for equestrian use.



Accommodation The ground floor extends to approx. 44.4m² (477.91ft²). Entering the property from the rear yard and courtyard takes you into the kitchen with fitted wall and floor units, Aga and central island with archway to the open plan dining room. Across the hallway is a large living room with feature fireplace and to the rear is the pantry with stone slab shelving.

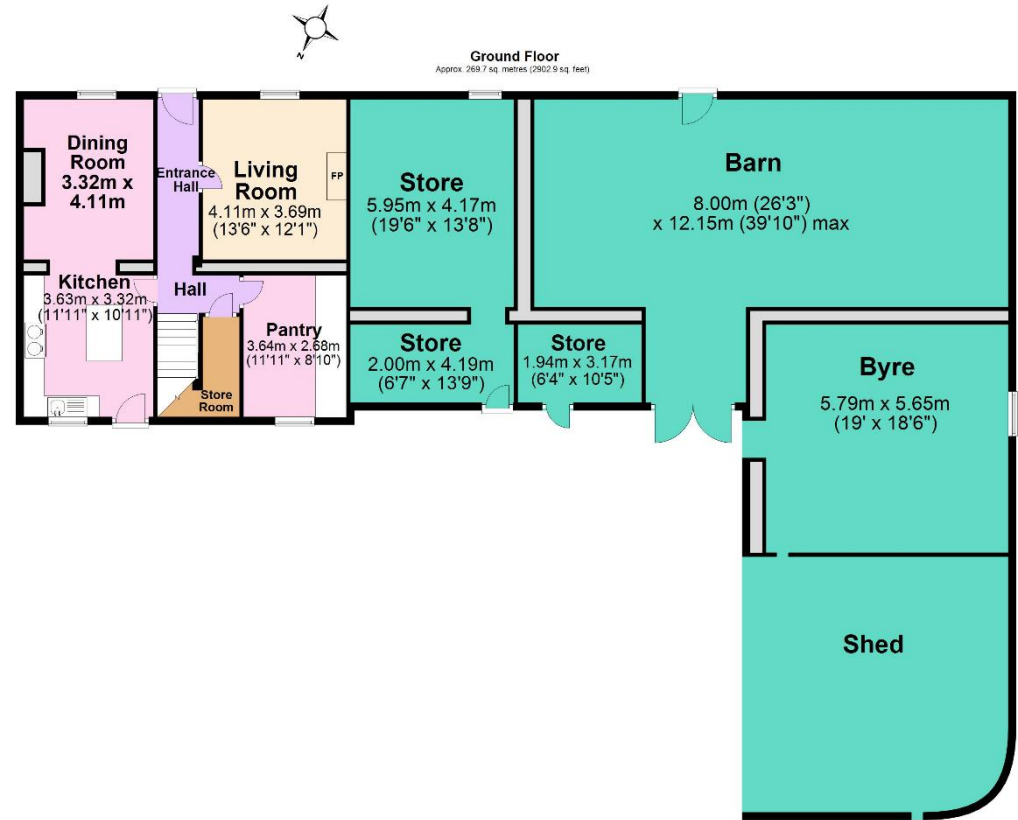
The first floor extends to approx. 53.8m² (579ft²). There are three bedrooms all doubles, two of which have feature fireplaces. There is a three-piece family bathroom and separate airing cupboard housing the boiler and the hot water tank.

The property has single glazed sash windows throughout with LPG fired central heating and the hot water is provided by the Aga. The property would benefit from some renovation and modernisation to make it into the perfect family home.



External attached to the main dwelling are the traditional buildings, these are mainly brick and stone built under slate roofs. The barns attached to the house are lofted loose housing with concrete and earth floors. They have the potential with the correct permissions for extension of the existing property or development into further dwellings. Please note the property has not had an asbestos survey. It is the Buyers responsibility to satisfy themselves of the construction and materials used in the buildings.

The paddock extends to approx. 1.3 acres (0.5 ha) and has a separate entrance from the access track and through the modern 300m² agricultural building.



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 and property, Lakeland Agricultural Centre, Cockermouth,
Cumbria, CA13 0QQ.
Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains electricity and water, drainage is to a septic tank. The septic tank is in the adjacent paddock and was replaced in 2019. The property was rewired in 2019. New boiler installed in 2019.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

Tax band C with Allerdale Council

TENURE

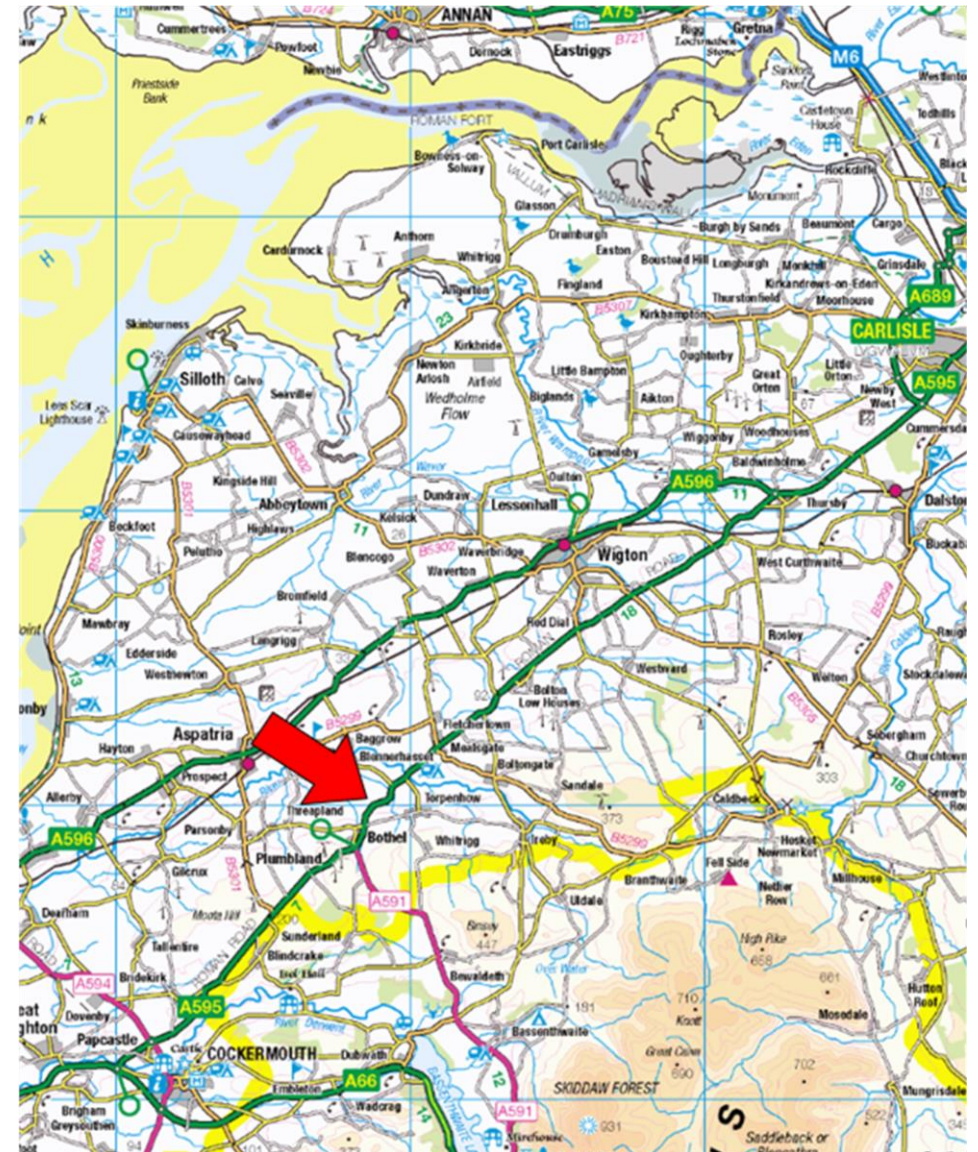
Freehold interest is being offered with vacant possession on completion.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		21 F
1-20	G		

Location

Cockermouth 8 miles | Keswick 13 miles
Carlisle M6 (N) 17 miles | Penrith M6 (S) & mainline trains 30 miles
Lake District National Park 2 miles



Floor Plan



Ground Floor
Approx. 269.7 sq. metres (2902.9 sq. feet)



First Floor
Approx. 222.1 sq. metres (2390.7 sq. feet)



Total area: approx. 491.8 sq. metres (5293.7 sq. feet)



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 September 2023. 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.