

Edwin
Thompson



WOOD FOOT FARM

Askham, Penrith CA10 2QJ



Wood Foot Farm

Askham, Penrith CA10 2QJ

Penrith
8.9 miles

Appleby-in-Westmorland
16.3 miles
(all distances are approximate)

Kendal
21.3 miles

Carlisle
28.5 miles

What3Words:///snipe.boost.withdraws

**A DESIRABLE PROPERTY COMPRISING A THREE-BEDROOMED DWELLING, RANGE OF MODERN AND TRADITIONAL FARM BUILDINGS
AND AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 0.83 HECTARES (2.06 ACRES).**

FOR SALE AS A WHOLE

Offers Over - £575,000 (Five Hundred and Seventy-Five Thousand Pounds)

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.



Selling Agent
Edwin Thompson
FIFTEEN
Rosehill
Carlisle
CA1 2RW

Tel: 01228 548385
W: www.edwinthompson.co.uk
Matthew Bell Dealing



Introduction

Wood Foot Farm presents an exciting opportunity to acquire a desirable rural property on the outskirts of the village of Askham. The property sits in attractive rolling countryside and is accessed from the public highway and up a private access. The property is located a 20-minute drive from the market town of Penrith and only 17 minutes from the M6 motorway.

The holding includes:

- Wood Foot Farmhouse, a three-bedroom dwelling.
- An extensive range of modern and traditional farm buildings.
- One parcel of agricultural land extending to approximately 0.83 hectares (2.06 acres).

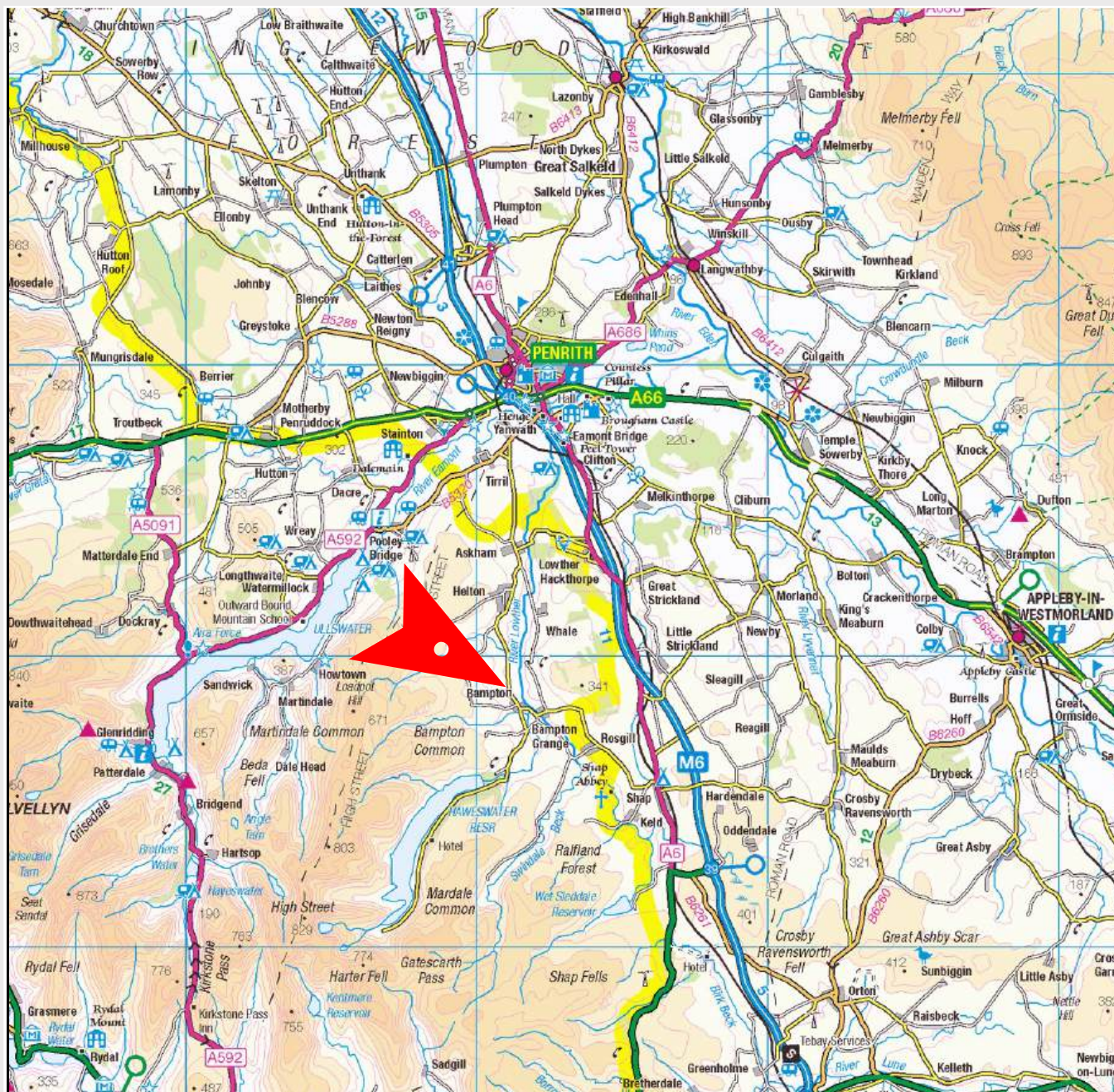
Location

The property is located in a rural position on the outskirts of the village of Askham and benefits from expansive views of the local countryside.

The property lies within a favoured farming district in close proximity to Penrith, where livestock rearing forms the predominant agricultural enterprise.

Local Amenities

The City of Carlisle lies some 28.5 miles from the property and benefits from a broad range of amenities, being the central hub for Cumbria and the Scottish Borders.







Wood Foot Farmhouse

A 3-bedroom farmhouse on the outskirts of the village of Askham, with a garden to the rear of the property and parking to the front. The property is of stone construction under a slate roof.

The property benefits from a mains water supply, mains electricity supply and private sewerage connection. The property benefits from central heating fed from the wood-burning stove.

The property briefly comprises:

Ground Floor

Kitchen: 3.31m x 3.16m

Wall and base units, tile floor covering.

Dining Area: 3.63m x 2.75m

Open Fireplace

Living Room: 3.63m x 4.65m

Fireplace.

Utility/Store Room: 3.31m x 1.99m

Slate worktops.

First Floor

Landing

Bedroom 1: 3.99m x 4.78m

Bedroom 2: 3.63m x 2.68m

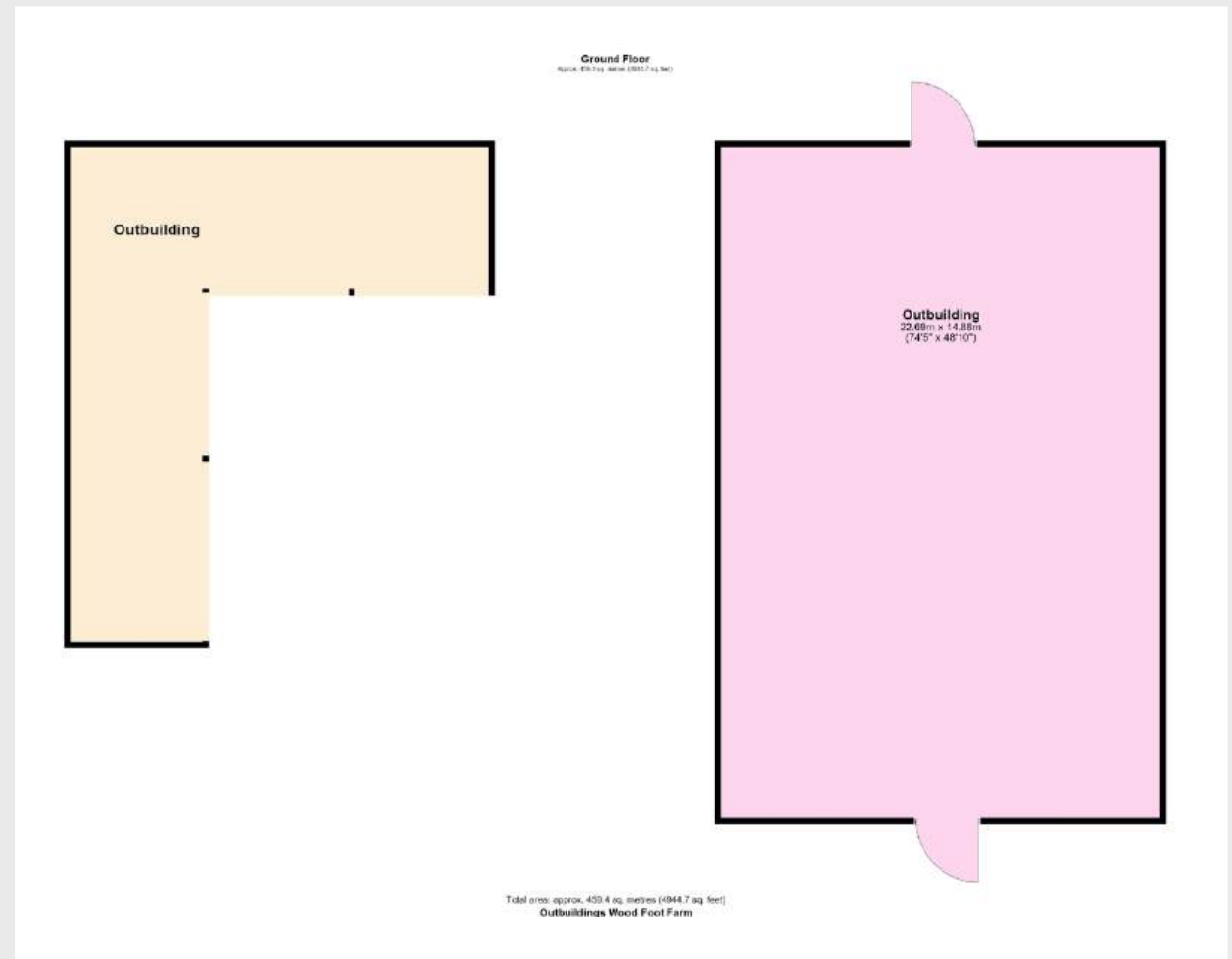
Bedroom 3: 3.31m x 3.18m

Bathroom: 2.96m x 1.94m

W.C, Bath, Shower and Sink

Outside

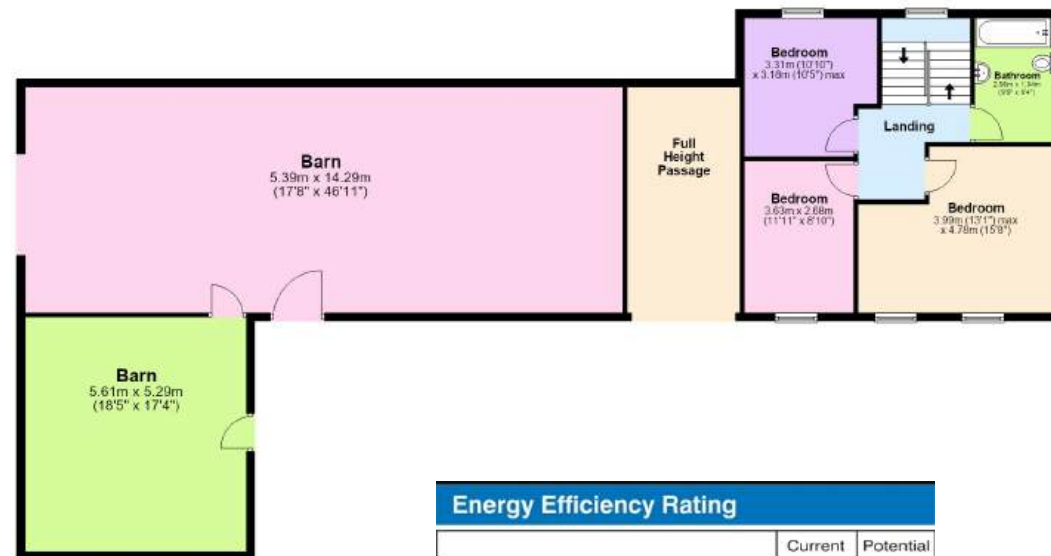
There is a lawned garden to the rear of the property, along with parking to the front.



Ground Floor
Approx. 409.7 sq. metres (4410.0 sq. feet)



First Floor
Approx. 175.4 sq. metres (1888.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Buildings

The property comprises a number of modern and traditional agricultural buildings, which comprise the following:

1. Livestock Shed:

Steel portal frame with concrete panel and Yorkshire boarding sides and metal cladding roof.

2. Machinery Shed:

Steel portal frame with metal cladding sides and roof.

3. Traditional Stone Building:

Adjoining the farmhouse, of stone construction under a slate roof, used for storage and as a porch.

4. Traditional Stone Building:

A two-storey stone building under a slate roof, used for storage.

5. Traditional Stone Building:

Stone construction under a slate roof, used as a log store and further storage.

6. Steel portal frame Building:

Covering the parking area between the traditional buildings, with skylights and a metal-clad roof.

7. Tin Sheet Sheds:





the land.

Land

The land at Wood Foot Farm extends to approximately 0.83 hectares (2.06 acres) of good quality agricultural land used for grazing and mowing.

Access is gained directly off the public highway and then up a private access track which runs through

Boundaries

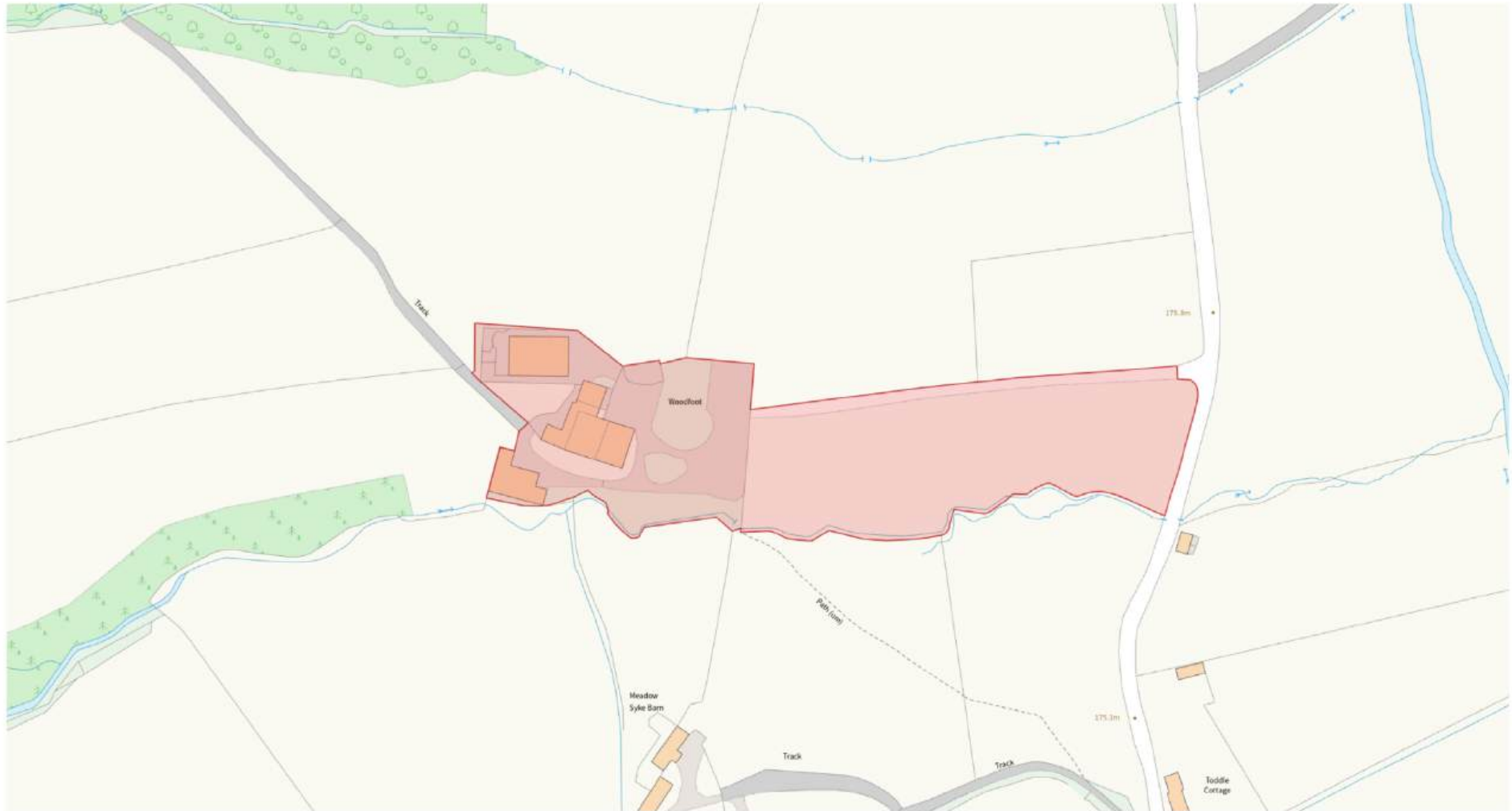
The boundaries are composed of a mix of post-and-wire fences, hedgerows and stone walls.

Land Classification

The land is classified as predominantly Grade 3/4 agricultural land, which is mainly suited to grazing,



Wood Foot Farm





mowing and cropping.

General Rights and Stipulations

Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude, restrictions and burdens of whatever kind, whether referred to in these particulars or not.

The buyer(s) will be held to satisfy himself or herself on all such matters.

Environmental Stewardship / SFI

The property is currently not entered into any schemes.

Basic Farm Payment

The delinked payments will be retained by the Seller.

Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Mr Matthew Bell or Miss Kate Armstrong.

Method of Sale

The property is offered for sale by private treaty in lots or as a whole. Offers should be submitted to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW.

A closing date for offers may be fixed, and prospective purchasers

are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale.

The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

The vendors reserve the right to sell the property without notice.

Services

The property is serviced by a mains electric supply and a mains water supply. Foul drainage is to a private system. All telephone connections are subject to BT regulations.

Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

Please note that no formal investigation has been carried out on the septic tank. This may not meet the General Binding Rules 2020 and the property is being sold on this basis.

Tenure and Possession

We understand the property is held freehold.

Vacant Possession will be available upon completion.

Fixtures and Fittings

Fitted carpets, where present in the farmhouse, are included within the sale.

Sporting and Mineral Rights

Sporting rights are included in the sale. The mines and minerals are excluded as they are owned by a third party.

Energy Performance Certificate

Wood Foot Farmhouse EPC is F.

The EPC documents are available from the selling agents on request.

Council Tax

Wood Foot Farmhouse – Band D (Westmorland and Furness Council)

Plans and Schedules

These are based on Ordnance Survey and Rural Land Register, to be observed for reference only.

Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.



Edwin Thompson



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in October 2026