



Crossgreens Cottage, Bewcastle - CA6 6PX

Guide Price £250,000

C&D Rural

Crossgreens Cottage, Bewcastle, Carlisle, CA6 6PS

- Exciting Renovation or Redevelopment Opportunity
- Generous Plot Extending to Over 1.5 Acres
- Mature Private Woodland & Countryside Views
- Four Double Bedrooms
- Extensive Garages, Workshops & Outbuildings
- Cash Buyers Only – No Onward Chain

Exciting renovation or redevelopment opportunity set in over 1.5 acres, with extensive outbuildings, woodland and countryside views. Cash buyers only.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: Exempt

C&D Rural



Crossgreens Cottage presents an exciting opportunity for buyers seeking a renovation project or potential redevelopment opportunity. Having been stripped back internally, the property provides a blank canvas ready to be transformed into a bespoke family home. There is currently no heating system installed, and whilst mains electricity is connected, it is presently disconnected. Subject to the necessary planning consents, there may also be scope to replace the existing dwelling with a new-build home.

*** Please note - This property can not be purchased with a mortgage and will be offered to cash buyers only. ***

The current layout provides accommodation including four double bedrooms, with the principal bedroom enjoying lovely views across the surrounding countryside and rolling hills beyond. There is ample space to create a spacious kitchen and dining area, while the family bathroom is of sufficient size to accommodate both a separate bath and shower. A useful utility/laundry room provides additional practicality and leads through to a sunroom extending across approximately half the rear elevation of the property.



The cottage occupies a generous plot extending to just over 1.5 acres, comprising mature woodland and areas of wildflowers that offer both privacy and potential. A gravel driveway leads to the entrance gates and a substantial garage/workshop building featuring three large access doors and electricity, making it ideal for storage, hobbies, vehicle enthusiasts or workshop use. Further outbuildings are scattered throughout the grounds, including multiple workshops and two additional double garages positioned adjacent to the main house.

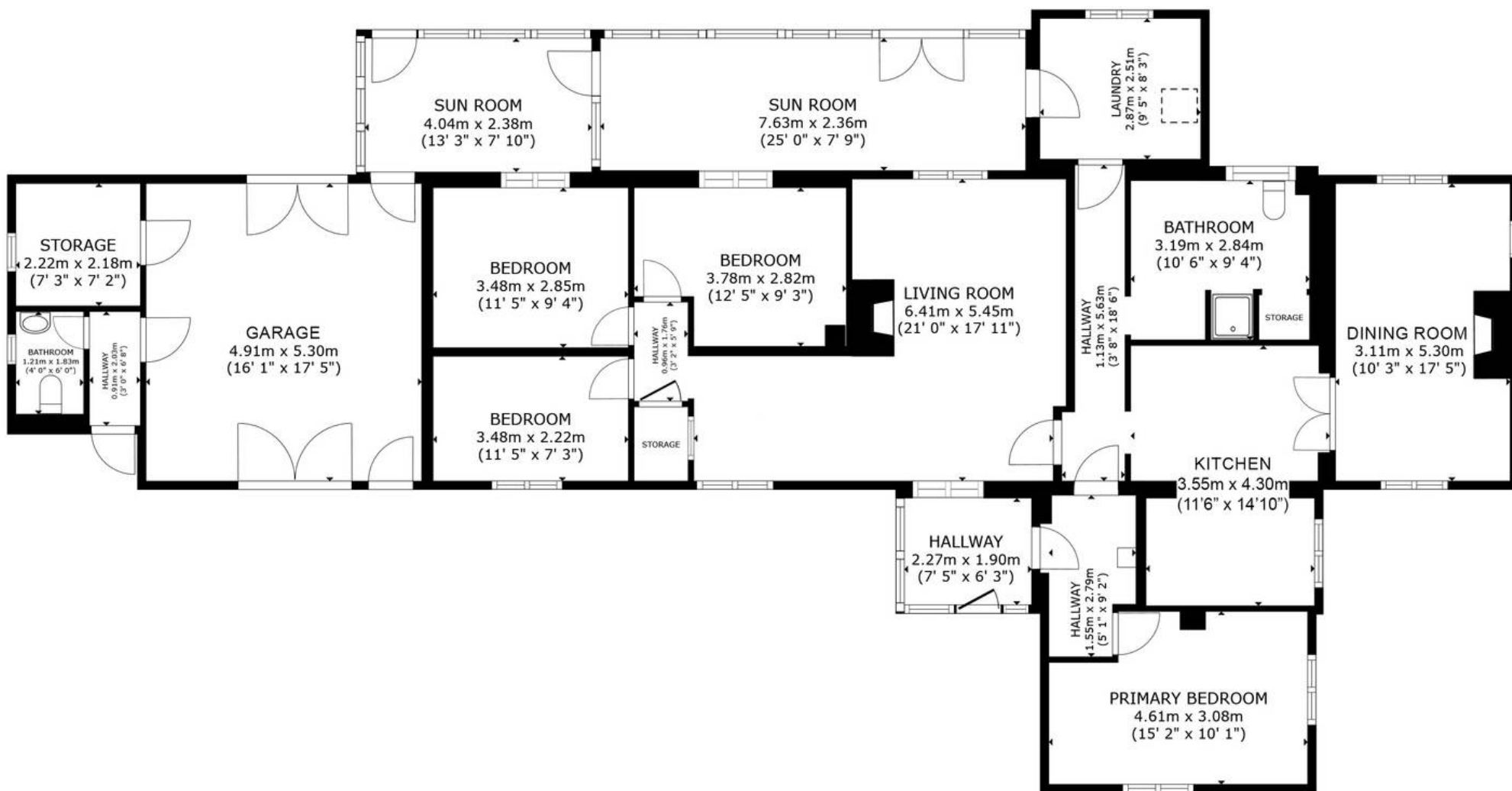
The woodland itself is mature and varied, creating a wonderful natural setting. Whilst the grounds would benefit from ongoing management and clearance, they offer considerable potential to create attractive gardens, recreational space, wildlife habitats or a range of other uses, subject to the purchaser's requirements.











FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 209.1 m² (2,250 sq.ft.)
 TOTAL : 209.1 m² (2,250 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: Exempt. Property currently has no heating system and requires a complete renovation.

Services: Crossgreens has mains electricity but is currently turned off. Water was previously supplied via a private supply although an alternative will need to be sourced. Mobile phone signal is good. Broadband is not currently provided in this property. Fibre is not yet available at this address. There is currently no heating system working in this property.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel

01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Local Authority: Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band A.

Solicitors: TBC

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

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