



**WOODHOW FARM**

**WASDALE, SEASCALE, CUMBRIA CA20 1ET**

**Mitchells**  
LAND & PROPERTY

SINCE  
1873



# WOODHOW FARM

WASDALE, SEASCALE, CUMBRIA CA20 1ET

Whitehaven 16 miles | Cockermouth 34 miles | Kendal 47 miles | Penrith 57 miles

A rare opportunity to purchase an established ring-fenced livestock farm extending to approx. 153.42 acres (62.09 ha) comprising of in-by land, Moorland, livestock buildings and a thriving holiday cottage business. Being offered for sale as a whole or in three separate lots

Guide price for the whole 1,700,000.

For Sale by Private Treaty.

**Woodhow Farm** presents a rare opportunity to acquire an extremely delightful ring-fenced Lake District farm in the heart of the Wasdale Valley, situated 200 yards from the foot of West Water lake between the Eskdale Fells and Nether Wasdale Common one of the most picturesque areas of the Lake District National Park.

The farm extends in total to approx. 153.42 Acres (62.09ha) and comprises of a well-presented traditional Grade II listed farmhouse, two attached self-catering holiday cottages, Stable End Cottage with 3 bedrooms sleeping 6 guests and The Old Barn with 2 bedrooms sleeping 4, the traditional range of farm buildings has development potential and the more modern farm buildings are well equipped for livestock farming.

The farm is being offered for sale by Private Treaty available as a whole or in three individual lots.

## LOCATION

**One mile from the centre of Nether Wasdale village and 200 yards from West Water Lake.**

**Irish Sea Coast 7 Miles | Whitehaven 16 miles | Bowness on Windermere 36 miles | Cockermouth 34 miles | Kendal 47 miles | Penrith 57 miles**

## Description:

Woodhow Farm presents a rare opportunity to purchase an excellent farm in the heart of the western Lake District National Park.

The sale presents an opportunity for prospective purchasers wanting to expand farming enterprise, expand the environmental and bio-diversity opportunities with the benefit of a very successful holiday letting enterprise and those seeking a rural lifestyle in a beautiful area.

Lot 1 – The Steading, holiday cottages, Tarn and approx. 28 Acres of pastureland.

Guide price: £1,100,000

Lot 2 – Agricultural Land 32.13 Acres (13ha)

Guide Price: £250,000

Lot 3 – Agricultural land 92.58 Acres (37.47ha)

Guide Price: £350,000

**Lot 1: Farmhouse, holiday cottages, Tarn, steading and 11.33ha (28 Acres) of agricultural land & woodland.**

Lot 1 comprises an attractive and diverse rural property extending to approximately 11.33 hectares (28 acres), including a traditional Grade II Listed Cumbrian farmhouse, two successful holiday cottages, a tarn, steading buildings and a useful combination of agricultural land and woodland. The characterful farmhouse offers well-proportioned accommodation arranged over two floors, retaining many original features including exposed beams and open fireplaces, with a living room, kitchen, dining room and utility to the ground floor, together with three double bedrooms, one with an en-suite and a family bathroom at first floor level. Adjoining the main residence, and skilfully converted from a traditional barn, are two charming holiday cottages comprising a three-bedroom cottage and an adjoining two-bedroom cottage, both finished to a high standard with a warm and welcoming feel. The cottages provide an established income stream, consistently achieving occupancy rates in excess of 80%, and form an asset to the wider holding and farm business.





Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
2862 ft<sup>2</sup>  
266.1 m<sup>2</sup>

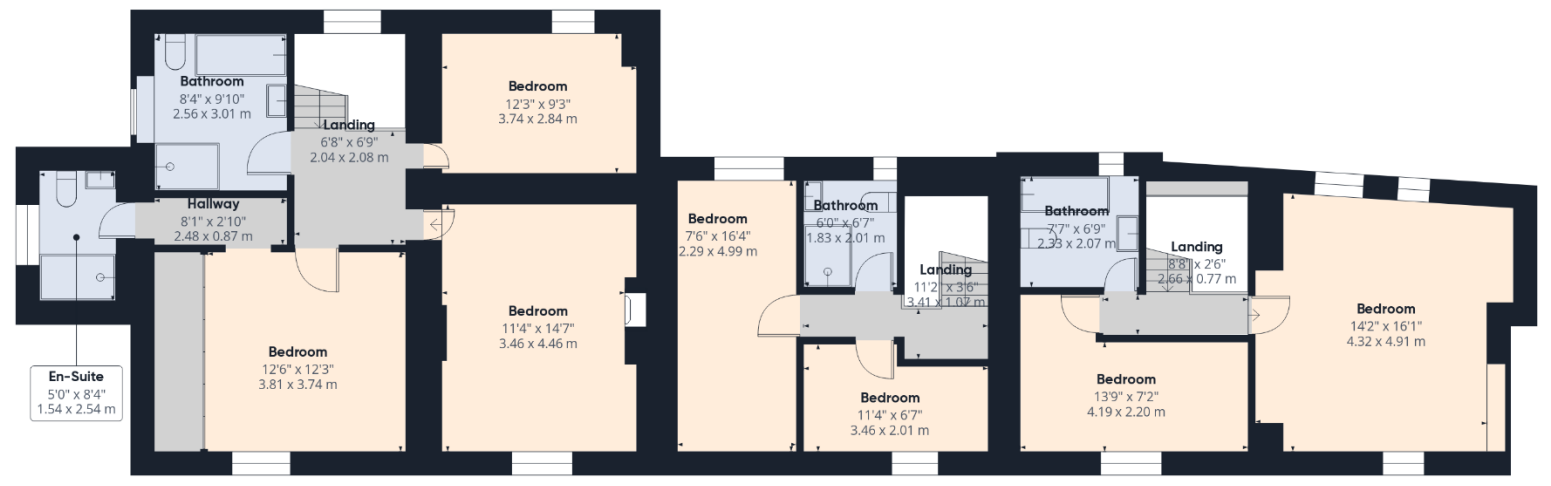
Reduced headroom  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1

## Outside:

To the front of the farmhouse and cottages there are walled gardens providing seating areas. The gardens lead to concrete farmyards and the agricultural buildings. At the rear of the dwellings is a banked area of natural vegetation.

## Services:

BT telephone line connected. Water and electricity are via a mains supply. Central heating and hot water are via an oil-based system. Drainage is to two traditional septic tanks. The septic tanks are being sold as seen, and no warranties or guarantees are provided as to the condition or compliance.

## Council Tax:

Woodhow Farm has been placed in band 'D' by Cumberland Council.

## Energy Performance Certificate (EPC):

The farmhouse EPC ratings are available from the selling agent on request.

## STABLE END COTTAGE

A well-presented cottage, has a Kitchen/Living area, a separate dining area and a ground floor bedroom with en-suite bathroom. On the first floor there are two spacious, well-decorated bedrooms and a family bathroom. The property also benefits from a walled seating area to the front.

## THE OLD BARN

The Old Barn forms part of a converted farm buildings, and has open-plan living, two bedrooms and family shower room.

The property also benefits from a walled seating area to the front.

**The cottages have a Five star customer rating and are currently available for 11 months of the year. Information can be found at <https://www.sykescottages.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-Nether-Wasdale>. The average gross takings for the past 3 years is £43,400. The owners have a contract with Sykes Cottages until 31 October 2026. Further information is available from the agents following viewing the property.**

## Motorhome site

The farm currently has an arrangement with CAMpRA to provide a licence for 5 motorcaravan pitches, this is situated in field parcel 6914 adjacent to the native woodland, access is via the southern farm entrance track. The current charge is £15 per night with payment taken on booking. Further information is available from the agents following viewing the farm. The site is listed on searchforsites and park4night.

## Development Potential

The range of traditional buildings offer purchasers the opportunity to expand the holiday business or other diverse uses (subject to necessary consents) prospective purchasers are advised to make their own enquiries with Lake District Planning Authority.







## Farm buildings

The farm buildings at Woodhow farm are a mixture of traditional and modern. All buildings have electricity and the majority have water; there are two entrances from the public road leading to the following:

1. Stone barn under a slate roof containing a boot room and drying room, used for the holiday cottages. On the rear there is a storeroom with a loft above.
2. Single story stone building under a slate roof, the former agricultural building is partially converted internally and provides storage for the holiday business. The walls and floors are tiled and the room contains a large larder/walk in fridge and was formally used as a butchery and shop for the farm.
3. Stone bank barn under a slate roof with lean-to dog pens and a tin clad store on the rear.
4. Attached cart shed.
5. Single story stone general purpose building with attached additional loose boxes and pig pens.
6. Steel framed former silage barn (22' x 80') with Yorkshire boarding sides under a box profile roof.
7. Walled muck midden.
8. Steel framed 3 Bay open fronted loose housing under a mono pitched box profile roof.
9. Timber framed single story store under a corrugated steel roof.
10. Single story loose housing building, stone built under an asbestos roof.
11. Stone clad 5 bay single-story building containing a double door Garage/workshop and open fronted loose housing pens.
12. 4 bay loose housing building with feed barriers of steel framed constructed under a corrugated cement fibre roof.
13. Planning consent has been granted for a 40' x 80' Steel framed building.



## Land with Lot 1: - 11.61ha (28.7 acres)

The farm and the land associated with Lot 1 has the benefit of two access points from the public road. The land comprises of 6.5 Acres of native broadleaf woodland along the road side. A further 9.5 Acres is adjacent to the steading, and two excellent parcels of land extending to 7.8 Acres between the farm access track and Woodhow Tarn. The tarn its self is almost 1.9 Acres.

## Lot 2 – 13ha (32.13 Acres)

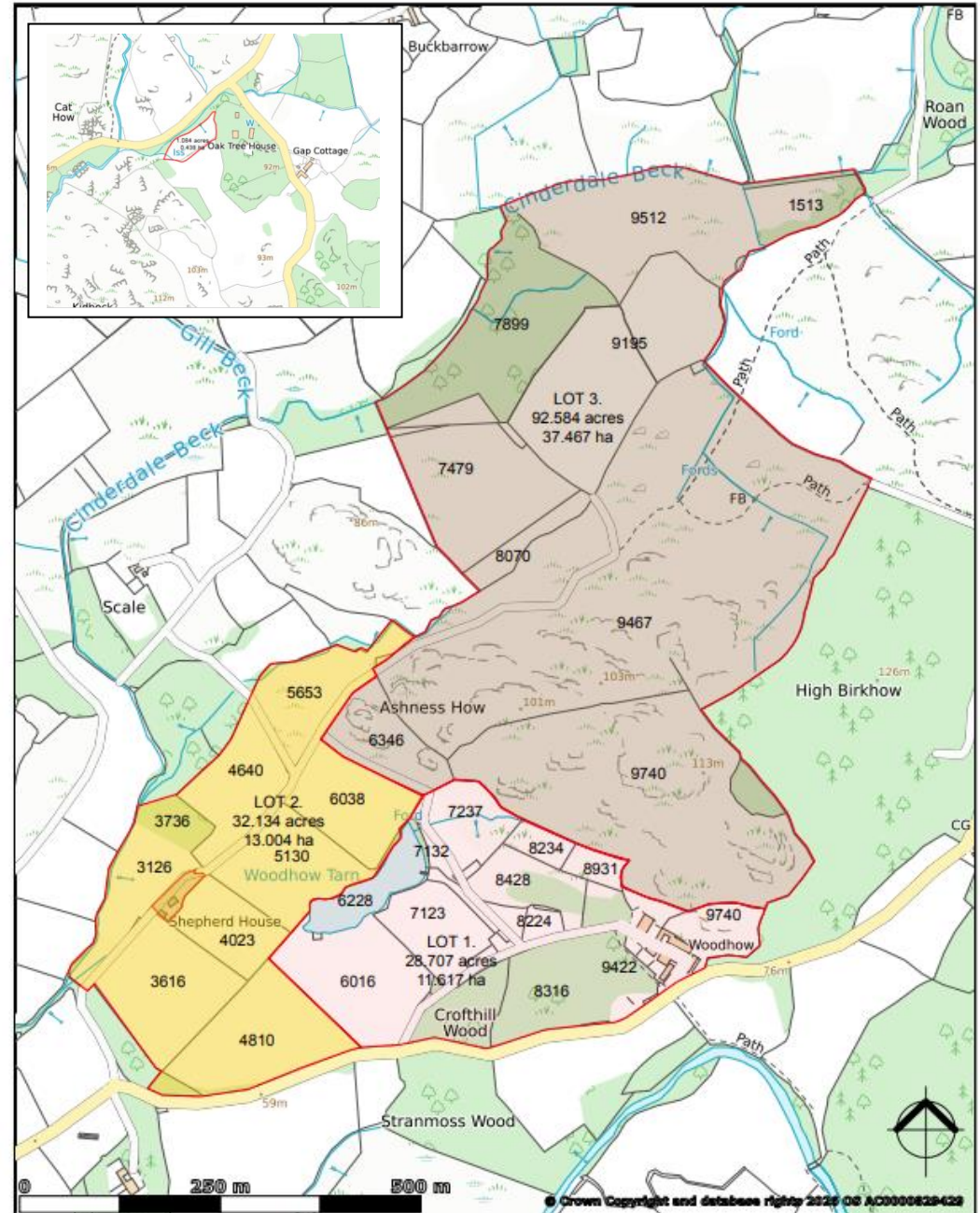
This excellent block of land lies to the west of the farm and is ring fenced having access from the public road and from the bridleway which leads to the north east and is shared with Lot 3. This land is in excellent heart, well fenced and watered by main supply.

## Lot 3 – 37.47ha (92.54 Acres)

This land is a mixture of enclosed moorland, grazing land and native woodland. There are access points from the farm steading, along the bridleway and from an access track adjacent to High Birkhow wood. There natural water available and a mains water supply.

## Common Rights

There are 944 grazing rights on Nether Wasdale Common (CL.59) Comprising 344 rights associated with Woodhow Farm and a further 600 Rights associated with a single parcel at The Gap, Nether Wasdale (as shown on the inset plan). There details of the Grazing Rights are available from the Agents.





## FURTHER DETAILS

### METHOD OF SALE:

The property is offered for sale by Private Treaty as a whole or in three separate lots. 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:

Lot 1 strictly by appointment with the selling agent :  
Land Agency Dept., Mitchell's Auction Co. Ltd., Lakeland Livestock Centre,  
Cockermouth, Cumbria, CA13 0QQ.  
Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

Agricultural land can be viewed at any time during daylight hours provided a copy of these particulars is to hand having first registered with the agents and whilst being respectful of any stock currently grazing the land. 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.

### WAYLEAVES AND EASEMENTS

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.

### VENDOR'S SOLICITOR:

TBC

### ENVIRONMENTAL STEWARDSHIP SCHEME:

In so far as the Vendor is aware, the property is not affected by any environmental, historical, archaeological or other statutory designation.

The land is currently subject to an ELS/HLS agri-environment scheme which is valid until May 2028. The scheme is available for the purchaser(s) to take over subject the terms and conditions, providing the purchaser with flexibility for the future management of the land or agricultural enterprise. If you wish to discuss agri-environment scheme or grant options available for this land, please contact a member of our Farm & Environmental Advisory team. Our Farm & Environmental Advisory team can transfer and register land through the Rural Payments Agency for you, please contact them to discuss this request further.

Sandy Brown:

07801864254

[sandy@mitchellslandagency.co.uk](mailto:sandy@mitchellslandagency.co.uk)

Kirsten Evans:

07515997867

[kirsten@mitchellslandagency.co.uk](mailto:kirsten@mitchellslandagency.co.uk)

### 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:

We are advised that the mineral rights and sporting rights are included in the sale in so far as they are owned.

### INGOINGS/OUTGOINGS:

There are no ingoing or outgoing.

**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.

**FARM SALE:** The Vendor reserves the right to hold a farm sale on the Property prior to completion.

**LOCAL AUTHORITY:**

Cumberland Council

**VALUE ADDED TAX (VAT):**

VAT will not be charged on the sale.

**DATE OF PREPARATION:**

May 2026.



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 April 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.