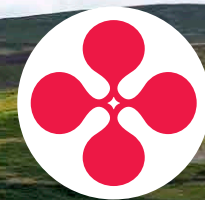


Edwin
Thompson



MIDDLE FARM & CROFT HOUSE

Scalehouses, Renwick, Penrith, CA10 1JY



Middle Farm & Croft House

Scalehouses, Renwick, Penrith, CA10 1JY

Carlisle
16.82 miles

Penrith
12.22 miles

Brampton
12.45 miles

Keswick
31.42 miles

(all distances are approximate)

What3Words:///emailed.punctuate.drain

A DESIRABLE PROPERTY COMPRISING OF THREE-BEDROOM FARMHOUSE, SEPARATE THREE BEDROOMED DWELLING, RANGE OF MODERN AND TRADITIONAL BUILDINGS AND AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 48.14 HECTARES (118.95 ACRES)

FOR SALE IN SEVEN LOTS OR AS A WHOLE

Lot 1 – Middle Farmhouse, Range of Traditional and Modern Agricultural Buildings and Agricultural Land Extending to Approximately 1.30 Hectares (3.21 Acres)

Offers Over - £325,000 (Three Hundred and Twenty-Five Thousand Pounds)

Lot 2 – Croft House and Traditional Barn

Offers Over - £350,000 (Three Hundred and Fifty Thousand Pounds)

Lot 3 – Agricultural Land Extending to Approximately 1.48 Hectares (3.66 Acres)

Offers Over - £25,000 (Twenty-Five Thousand Pounds)

Lot 4 – Agricultural Land Extending to Approximately 20.85 Hectares (51.52 Acres)

Offers Over - £300,000 (Three Hundred Thousand Pounds)

Lot 5 – Agricultural Land Extending to Approximately 5.01 Hectares (12.38 Acres)

Offers Over - £62,000 (Sixty-Two Thousand Pounds)

Lot 6 – Agricultural Land Extending to Approximately 3.75 Hectares (9.27 Acres)

Offers Over - £46,000 (Forty-Six Thousand Pounds)

Lot 7 – Agricultural Land and Steel Framed Building Extending to Approximately 15.70 Hectares (38.79 Acres)

Offers Over - £230,000 (Two Hundred and Thirty Thousand Pounds)

Edwin
Thompson



Selling Agent

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Matthew Bell Dealing

**ARNISON
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E: bruce.richardson@arnisonheelis.co.uk
Bruce Richardson Dealing

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



Introduction

Middle Farm and Croft House presents an exciting opportunity to acquire a highly desirable rural property, located in a rural position within Scalehouses. The property sits in attractive rolling countryside and is accessed directly from the public highway. The property is located a 25 minutes' drive from city of Carlisle and only a 20-minute drive from Penrith.

The holding includes:

- A three bedroomed farmhouse.
- A separate well presented three bedroomed dwelling with adjoining stone barn.
- An range of traditional and modern farm buildings.
- Highly productive agricultural land extending to approximately 48.14 hectares (118.95 acres)

Location

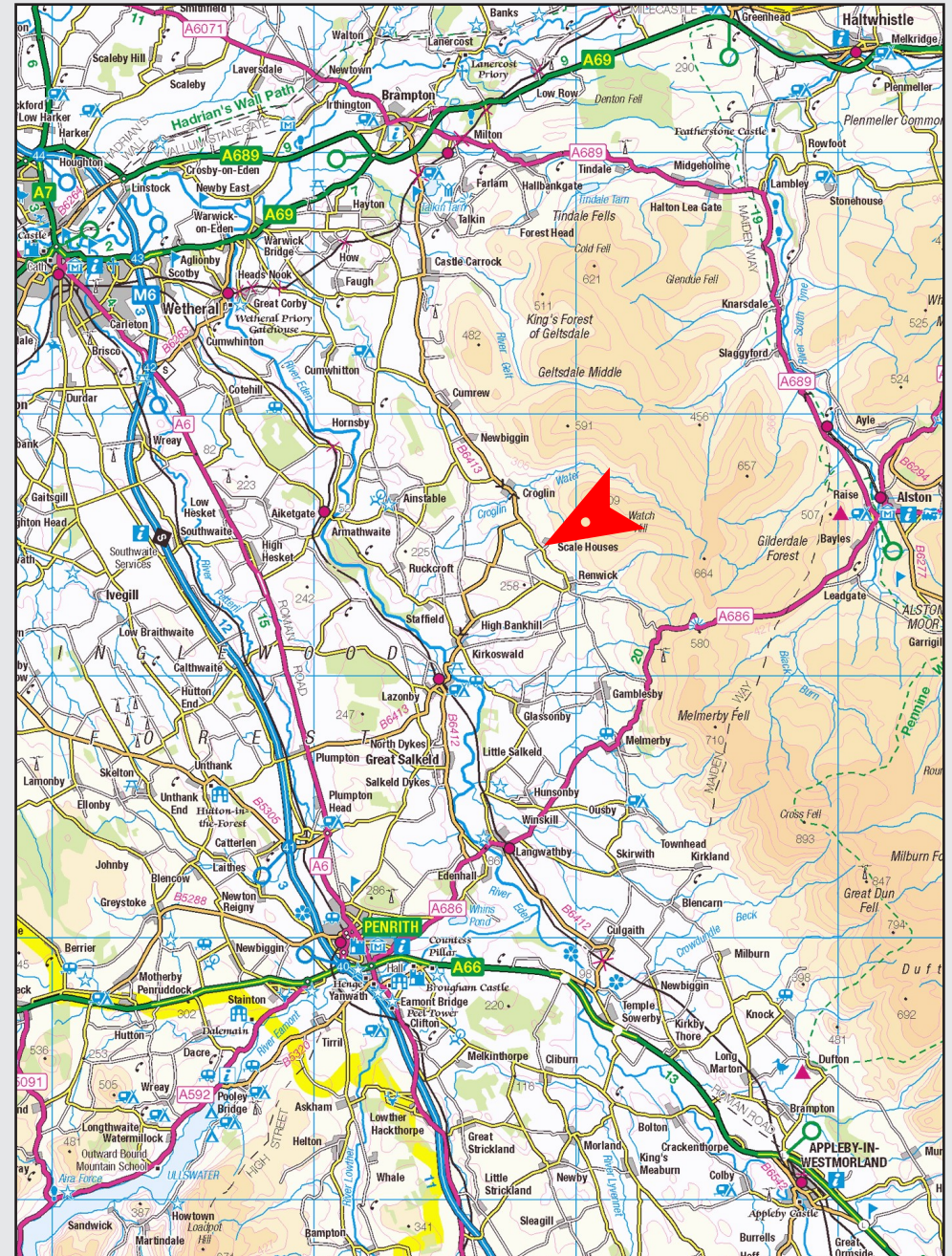
The property is located in a rural position within the Scalehouses and benefits from expansive views of the local countryside.

The property lies within a favoured farming district in close proximity to Carlisle and Penrith where livestock rearing form the predominant agricultural enterprises.

Local Amenities

The City of Carlisle lies some 16.82 miles from the property and benefits from a broad range of amenities being the central hub for Cumbria and Scottish Borders.

The surrounding area is a traditional and productive livestock area with local auction marts of Harrison and Hetherington, Carlisle (15.32 miles) and Penrith Auction (17.21 miles)





Lot 1 – Middle Farm

Farmhouse, Range of Traditional and Modern Agricultural Buildings and Agricultural Land Extending to approximately 1.30 Hectares (3.21 Acres).

Guide Price: £325,000 (Three Hundred and Twenty-Five Thousand Pounds)

Middle Farmhouse

The spacious farmhouse spanning 1,282 sq. ft. (119.2 sq. m) over two floors. The property is of stone/brick construction under a slate roof.

The property benefits from a mains water supply, mains electricity supply and private sewerage connection.

The property briefly comprises:

Ground Floor

Entrance Hall

Living Room: 4.35m x 5.40m

Carpet floor. Wood Burner with Back Boiler.

Sitting Room: 4.34m x 3.67m

Carpet floor. Fireplace.

Bathroom: 1.80m x 2.06m

Shower, WC and Sink

Kitchen: 2.95m x 3.78m

Wall and Base Units, Electric Oven.

First Floor

Landing

Bathroom: 1.90m x 2.10m

Bath, WC and sink.

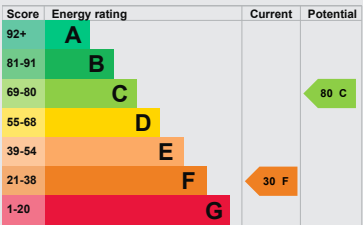
Bedroom: 3.45m x 2.54m

Bedroom: 3.40m x 2.75m

Bedroom. 4.43m x 3.64m

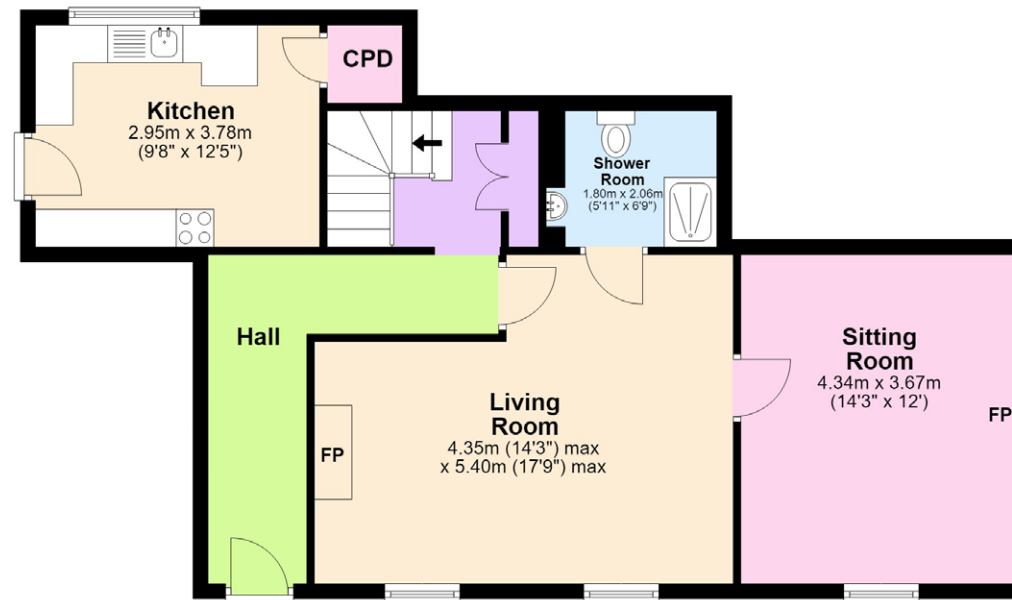
Outside

Well-Established Garden to the front of the property, along with courtyard of buildings: Offering a tranquil space for relaxation and outdoor activities. The property has ample parking to the front of the property.



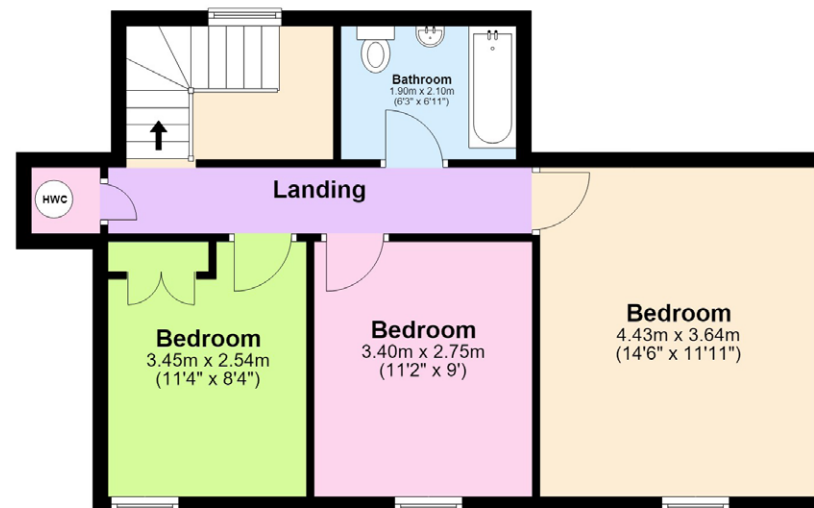
Ground Floor

Approx. 68.1 sq. metres (733.0 sq. feet)



First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



Total area: approx. 119.2 sq. metres (1282.8 sq. feet)

Middle Farm



Buildings

The property boasts a range of traditional and modern agricultural buildings. The buildings include:

1. Traditional Building Range. 5.61m x 21.24m

Sandstone construction under a slate roof, partly lofted.

2. Storage Shed. 6.02m x 6.77m

Block construction under an asbestos cement roof covering.

3. Dutch Barn with Lean To: 17.76m x 8.42m

Steel construction with tin roof covering.

4. Storage Shed. 6.87m x 3.88m

Stone and brick construction with asbestos cement roof covering.

5. Cattle Shed. 11.12m x 27.43m

Steel portal framed under a fibre cement roof. Part slatted floor with centre feed passage. Storage area to one side.

6. Cattle Shed. 8.25m x 18.55m

Steel portal frame with fibre cement roof and feed passage.

7. Silage Pit. 10.93m x 18.55m

Steel portal frame with asbestos roof.

8. Cattle Shed. 10.54m x 24.30m

Steel portal frame with asbestos cement roof covering.

9. Traditional Building. 4.40m x 8.09m

Sandstone construction under a slate roof.

10. Traditional Building. 5.52m x 10.19m

Sandstone construction under a slate roof, lofted housing former milking parlour.



Lot 1 - The Land

The land extends to approximately 1.30 hectares (3.21 acres) including the buildings. It lies within a two field parcels adjoining the buildings.

Access is gained from the public highway and then from field to field.

Lot 2 – Croft House

A Well Presented Three Bedroomed Dwelling with Adjoining Barn and Garden Area.

Guide Price: £350,000 (Three Hundred and Fifty Thousand Pounds)

Croft House

The spacious farmhouse in immaculate condition spanning 1,305 sq. ft. (121.3 sq. m) over two floors. The property is of sandstone construction under a slate roof

The property benefits from a mains water supply, mains electricity supply and private sewerage connection.

The property briefly comprises:

Ground Floor

Entrance Hallway

Living Room: 4.18m x 3.62m
Carpet floor. Wood Burner.

Dining Room. 4.18m x 3.82m
Carpet floor. Fireplace.

Utility. 2.42m x 2.86m

Kitchen: 2.42m x 3.62m
Wall and Base Units, Electric Oven, Plumbing for dishwasher.

First Floor

Landing

Bathroom: 2.52m X 3.48m
Bath with shower attachment, WC and sink.

Bedroom: 4.18m x 5.05m
Built in cupboards.

Bedroom: 4.24m x 4.17m

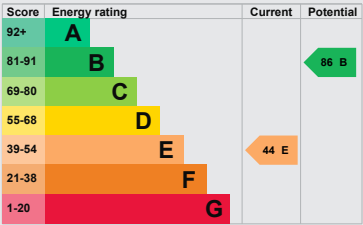
Bedroom. 2.70m x 2.86m

Outside

Well-Established Garden to the front of the property, along with sandstone storage barn attached Offering a tranquil space for relaxation and outdoor activities. The property has ample parking to the front of the property.

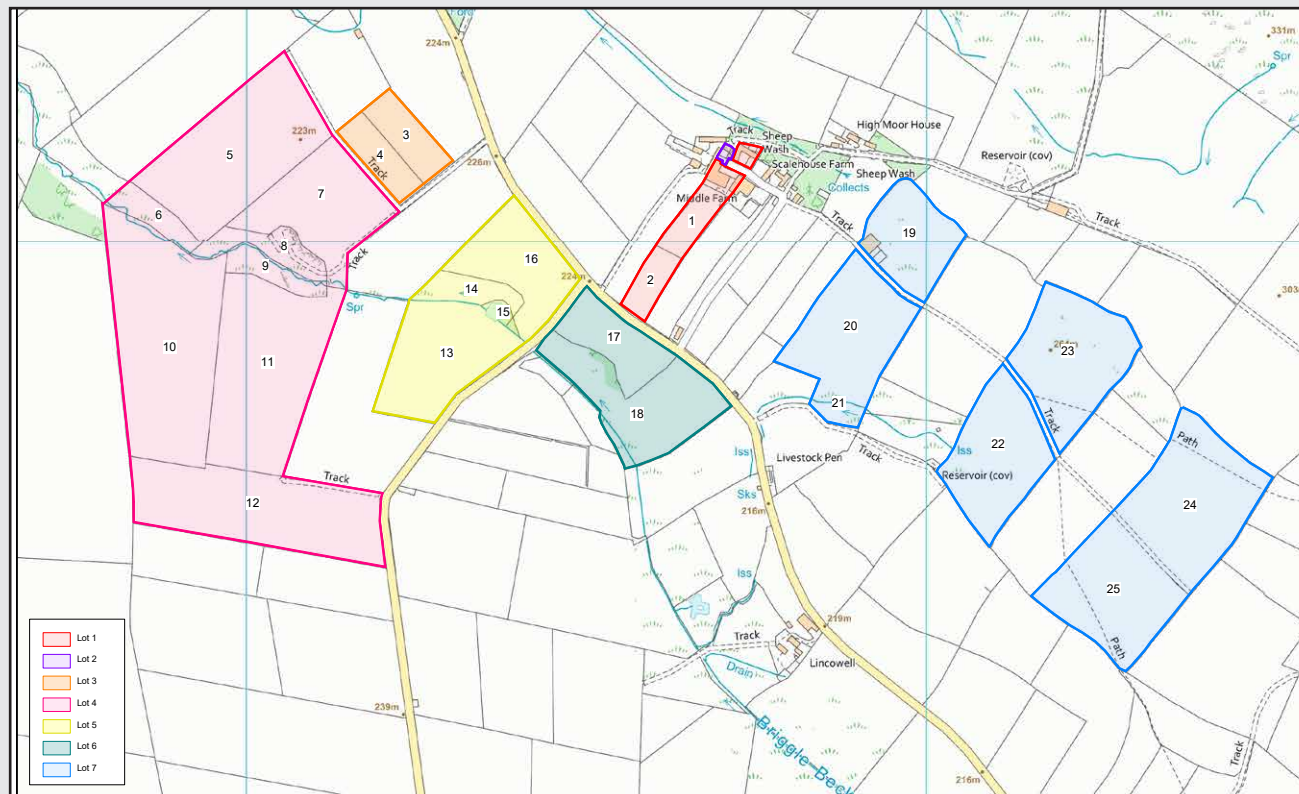
Buildings

The property benefits from an adjoining sandstone barn which is under a slate roof and is partially lofted, in addition there is a small block building included within the yard. This building currently has access into Lot 1, in the event these lots are sold separately the doorways will be blocked up.





Field Schedule			
Land at Schalehouse Farm, CA10 1JY			
Lotting	Field Number	Area (Ha)	Area (Ac)
Lot 1	1	0.83	2.05
	2	0.47	1.16
		1.30	3.21
Lot 2	NY5845 7013	0.05	0.12
		0.05	0.12
Lot 3	3	0.78	1.93
	4	0.70	1.73
		1.48	3.66
Lot 4	5	3.80	9.39
	6	0.51	1.26
	7	2.42	5.98
	8	0.73	1.80
	9	0.50	1.24
	10	4.94	12.21
	11	4.08	10.08
	12	3.87	9.56
Lot 5	13	2.45	6.05
	14	0.54	1.33
	15	0.13	0.32
	16	1.89	4.67
		5.01	12.38
Lot 6	17	1.27	3.14
	18	2.48	6.13
Lot 7		3.75	9.27
	19	1.58	3.90
	20	1.80	4.45
	21	1.05	2.59
	22	2.74	6.77
	23	2.51	6.20
	24	3.30	8.15
	25	2.72	6.72
Total		48.14	118.95



Lot 3 – Agricultural Land Extending to Approximately 1.48 Hectares (3.66 Acres)

Offers Over - £25,000 (Twenty Five Thousand Pounds)

Two field enclosures with access off a private access track leading to the public highway.

Lot 4 – Agricultural Land Extending to Approximately 20.85 Hectares (51.52 Acres)

Offers Over - £300,000 (Three Hundred Thousand Pounds)

A block of good quality agricultural land with a former quarry area.

Lot 5 – Agricultural Land Extending to Approximately 5.01 Hectares (12.38 Acres)

Offers Over - £62,000 (Sixty-Two Thousand Pounds)

A block of good quality grazing land.

Lot 6 – Agricultural Land Extending to Approximately 5.01 Hectares (12.38 Acres)

Offers Over - £46,000 (Forty-Six Thousand Pounds)

A block of good quality grazing land.

Lot 7 – Agricultural Land and Steel Framed Building Extending to Approximately 15.70 Hectares (38.79 Acres)

Offers Over £230,000 (Two Hundred and Thirty Thousand Pounds)

A stand-alone Steel Portal Framed building (22.79m x 25.93m) with cubicles, scraping passage and loose house area with fibre cement roof along with former concrete silage pit.

This property benefits from a separate electric supply and natural water supply.

The land is split into three separate blocks and is access via a hard track which leads to the property and other properties.

Boundaries

The boundaries composed of a mixture of walls, post and wire fences and hedgerows.

Land Classification

The land is classified as predominantly Grade 3 agricultural land, which is mainly suited to cropping and grazing.



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 an 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.

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 mains and natural 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.

Tyres

The tyres around the silage pits are included within the sale.

Sporting and Mineral Rights

Sporting rights are included within the sale so far as the sellers have title to them. The mines and minerals are excluded as they are owned by a third party.

Energy Performance Certificate

Middle Farmhouse EPC is F.

Croft House EPC is E.

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

Council Tax

Middle Farmhouse – Band C (Westmorland and Furness Council).

Croft House – Band C (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

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

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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 September 2026