



Trough Farm, Rowelton, Carlisle, CA6 6LX

In Excess of £495,000

**C&D Rural**

## Trough Farm, Roweltown, Carlisle, CA6 6LX

- Spacious two bedroom cottage with adjoining one bedroom annexe
- Modern annexe with open plan kitchen/living and underfloor heating
- Excellent range of agricultural outbuildings and sheds
- Full fibre broadband with speeds upto 900mb/s
- Connected paddock and land extending to 1.86 acres
- LPG central heating with 3 year old boiler
- Utility room with pet grooming shower
- Large private courtyard
- Perfect for hobby farmers or equestrian use

Charming, two bedroom country cottage with one bedroom annexe and land extending to 1.86 acres only a short drive from Longtown. The property benefits from a range of versatile outbuildings and is suitable for equestrian purposes.

**Council Tax band:** A

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** E

**C&D Rural**



C&D Rural are proud to market Trough Farm, a traditional smallholding comprising of a two bedroom cottage with adjoining one bedroom annexe which has recently been converted to a very high standard. Set within approximately 1.86 acres of grounds, the smallholding benefits from an excellent range of versatile outbuildings and grazing field. The property is situated within easy driving distance of Longtown in Cumbria, and is perfect for hobby farmers or anyone searching for a smallholding lifestyle.

### **The Accommodation**

A recently new utility/boot room now provides access to the cottage before stepping into the kitchen. Fitted with a range of white units, herringbone style tiled flooring, plumbing for white goods and a bespoke, dog grooming shower, it's perfect for buyers with pets. The kitchen is fitted with solid wooden base units complete with a built-in electric oven and hob, stainless steel sink with mixer tap and double aspect windows to the front and side. The living room is the heart of the home, boasting exposed stone walls which continue down the hall towards the bedrooms, exposed timber beams and a large stone built inglenook fireplace with multi-fuel stove.

The original cottage features two spacious double bedrooms, both laid with wooden flooring and the principle bedroom boasting a Clearview multi-fuel stove set on a sandstone hearth.







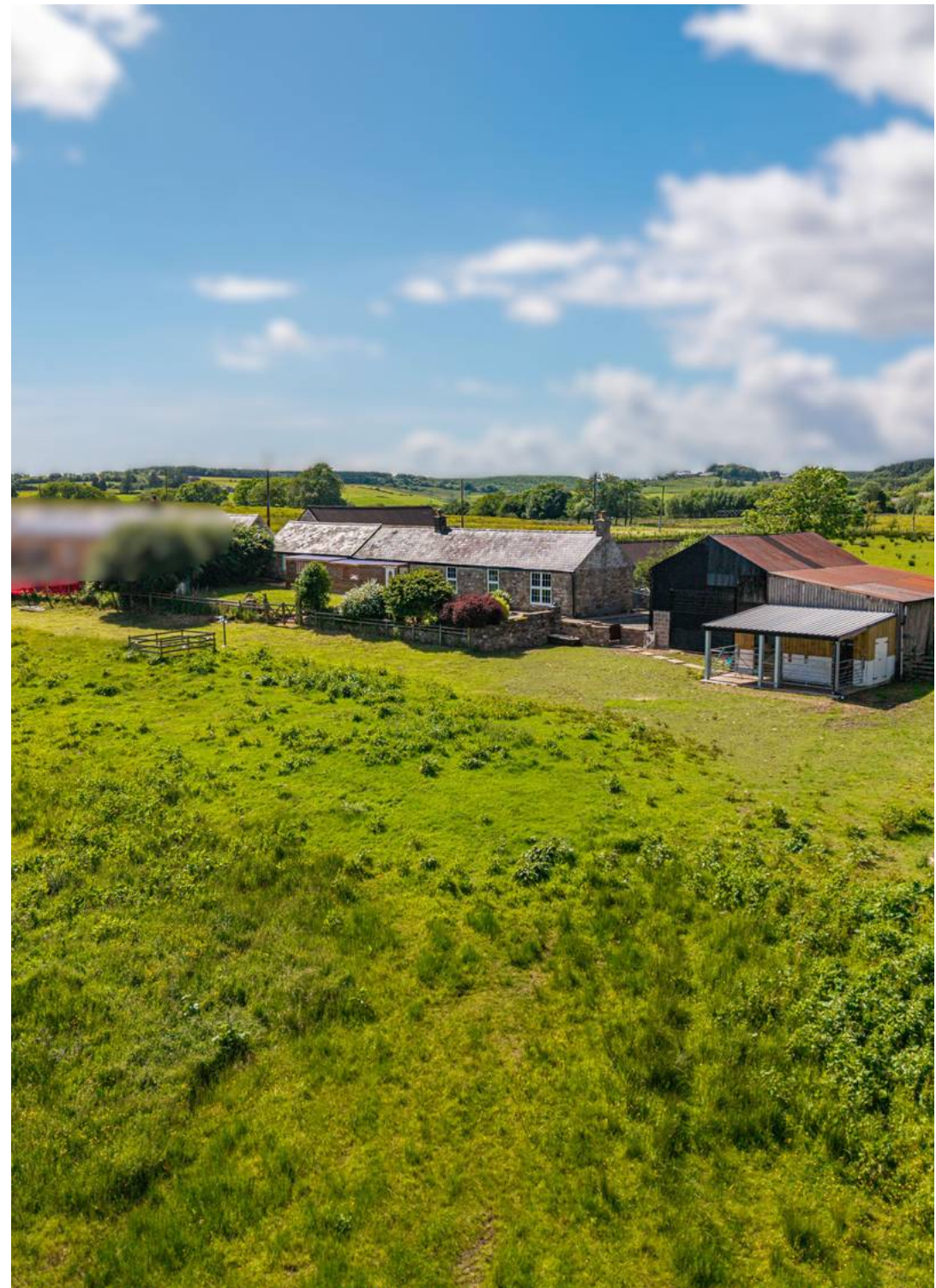
On the opposite side of the cottage there is a third smaller bedroom/office and modern family bathroom comprising of a three piece white suite to include a bath with mains fed shower over, WC, wash hand basin with vanity unit and cast iron towel rail. The bathroom is fully tiled and benefits from electric underfloor heating.

For easy access to the annexe, the owners have erected a timber frame rear porch with polycarbonate roof which currently serves as useful storage space. The annexe has been fully converted to offer an opportunity for multi-generational living or the potential to utilise as a holiday let. With an open plan aspect and vaulted ceiling, this bright and airy space is in turnkey condition. Briefly comprising a modern kitchen with fitted base units and a built-in electric oven, a walk-in wet room and a separate double bedroom, the annexe would suit occupants who require wheel chair access. There is a an electric feature fire in the living area and underfloor heating throughout.

### **Outside**

Trough Farm is accessed via a public farm track. The hard standing front yard provides ample parking for owners and guests. There are a versatile range of outbuildings and sheds including traditional stone buildings, boiler house, former stables and a garage. The buildings are mostly used for storage but would also serve for equestrian purposes or smaller livestock. One of the barns has lapsed planning permission for converting into a residential dwelling: Ref 04/0877. There is a large steel frame workshop suitable for agricultural vehicles with power sockets and lights.

At the rear of the property there is a large grazing field which is relatively flat and well-fenced. The field also benefits from a hard standing area with newly built field shelter of stone and wood construction. There is a small wooded area and the cottage and annexe both enjoy a private garden area mostly laid to lawn with an array of plants and mature shrubbery. There is a final section of lawn at the front entrance where the LPG tank is located underground.





## Location Summary

Trough Farm is conveniently located near the market town of Longtown, which provides everyday amenities including shops, a post office, chemist, butchers, opticians and leisure facilities. Renowned for its large sheep market, Longtown is surrounded by attractive countryside and offers easy access to attractions such as Hadrian's Wall and Carlisle Castle. Nearby Brampton also provides a range of independent shops and services, while the city of Carlisle (15 miles) offers extensive retail, leisure and professional facilities. Primary education is available at Longtown Primary School, with secondary and independent schooling available in Carlisle.

The area is renowned for its outstanding outdoor and sporting opportunities, with the Lake District National Park within easy reach. Activities include walking, cycling, sailing, water sports, shooting and fishing, while golfers are well served by a selection of local courses. Talkin Tarn Country Park, near Brampton, is a popular hub for outdoor pursuits including canoeing, rowing and sailing.

## What 3 Words

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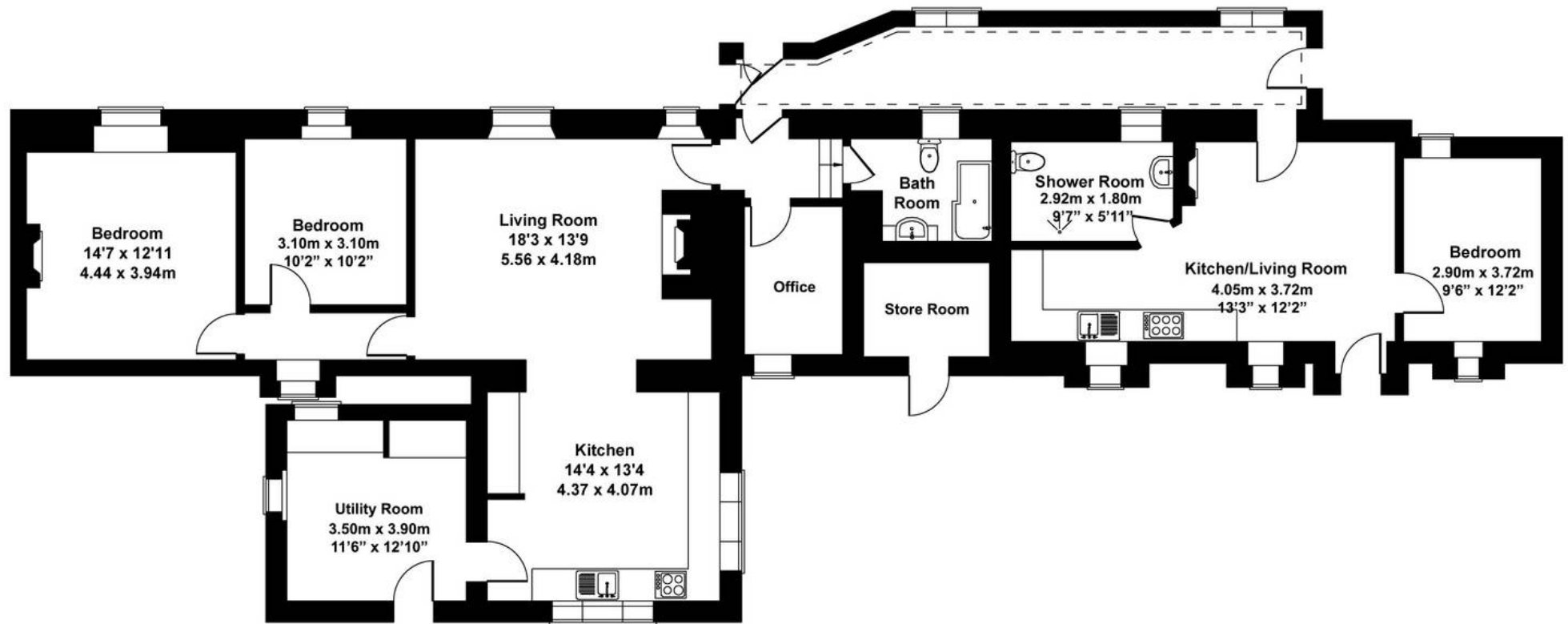






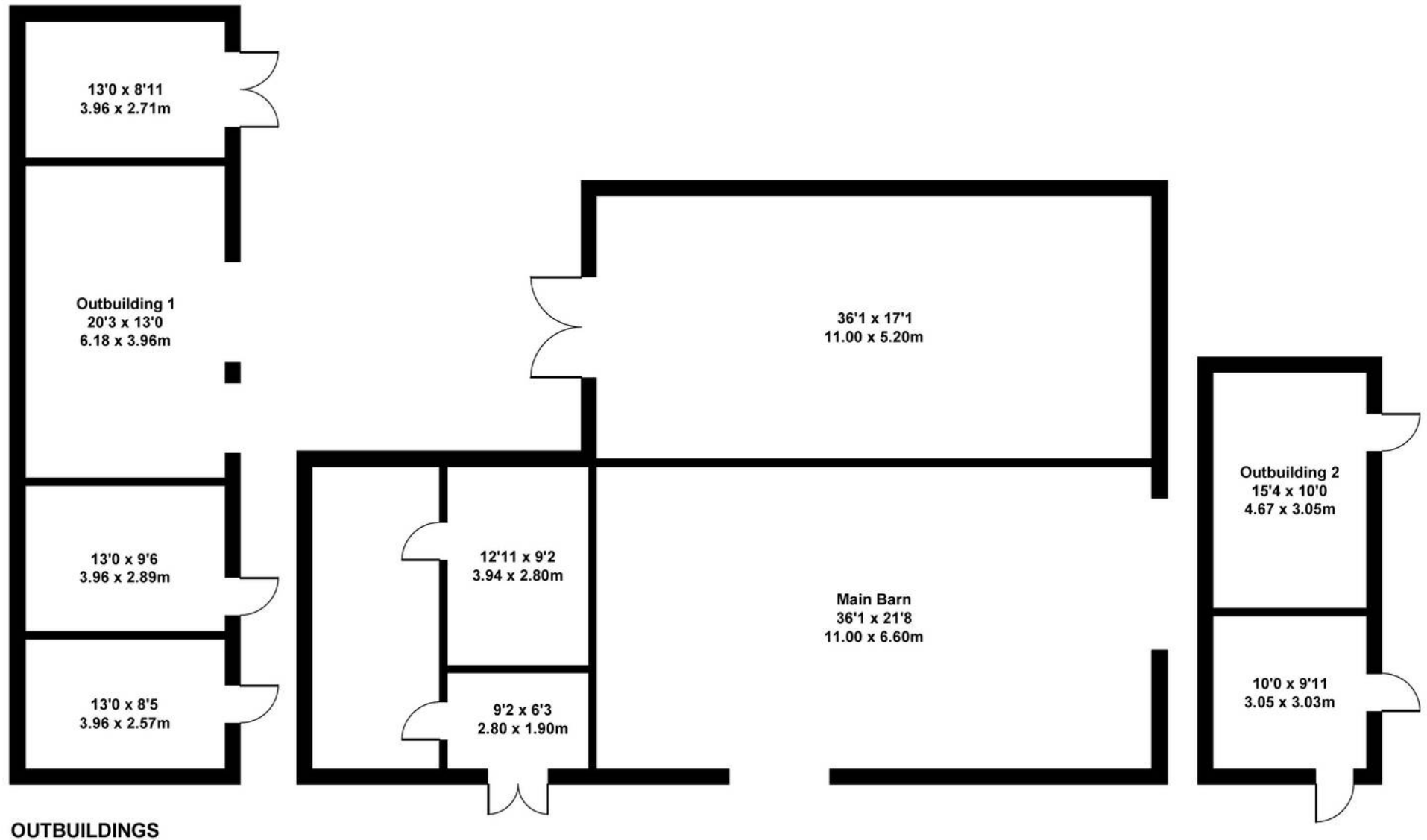
# Trough Farm

Approximate Gross Internal Area  
1969 sq ft - 183 sq m



# Trough Farm

Approximate Gross Internal Area  
2378 sq ft - 220 sq m



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## GENERAL REMARKS & STIPULATIONS

**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.

**Septic Tank:** We have been informed that drainage is to a private sewage treatment plant. Central heating is supplied by LPG which was installed roughly 3 years ago.

**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:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**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: Fisher Financial Associates – 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.



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