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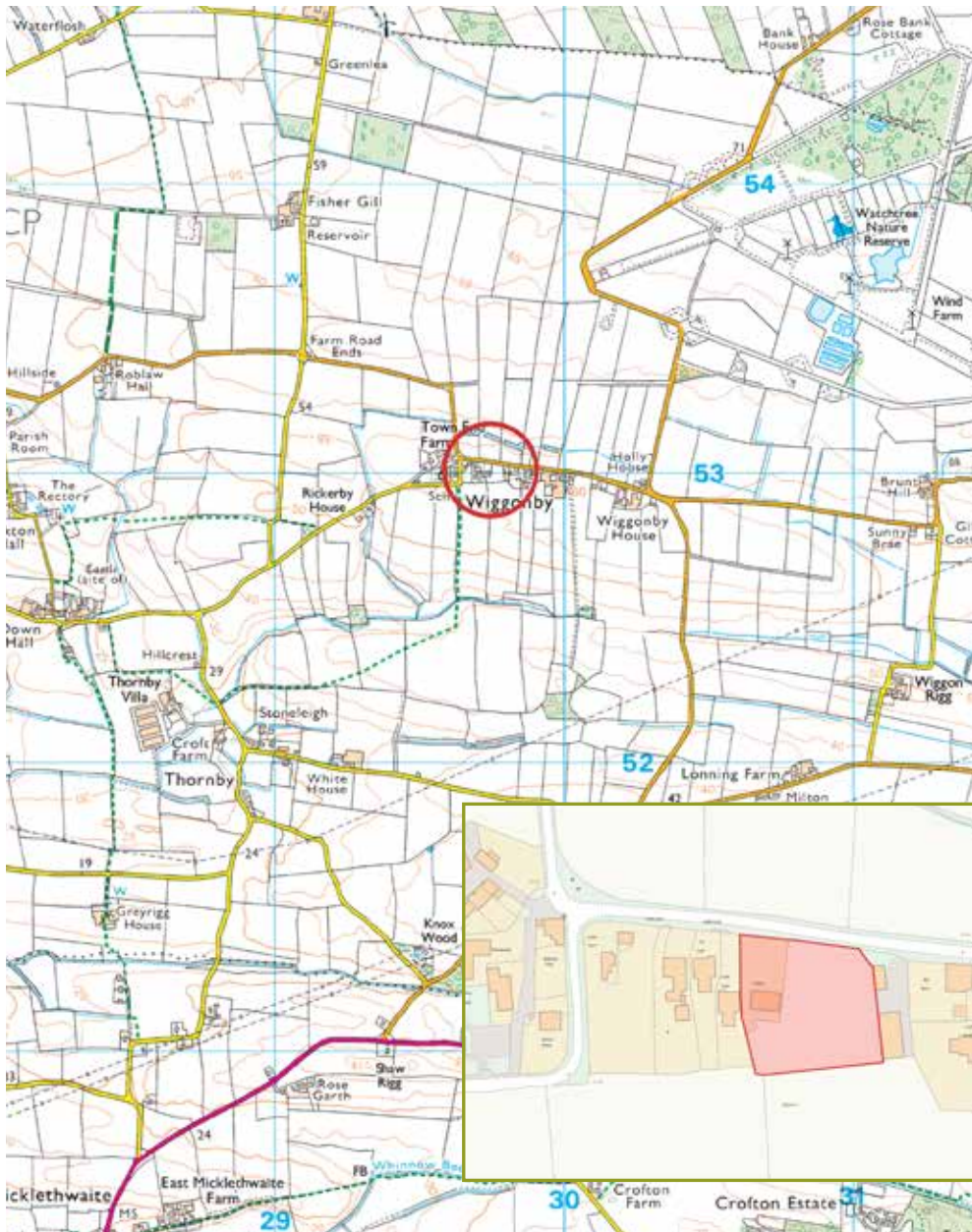


FARFISA

WIGGONBY, WIGTON, CA7 0JR

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897





FARFISA

WIGGONBY, WIGTON, CA7 0JR

For Sale by Private Treaty as a Whole

Farfisa is a highly desirable detached 2 bedroom bungalow located within the village of Wiggonby, near Wigton. The bungalow lies within a large plot with front and rear gardens, benefitting from an adjoining 0.8 acre paddock.

Farfisa lies in the attractive hamlet of Wiggonby, near the market town of Wigton. The property benefits from a rural village location, sitting in a generous plot with parking, well landscaped gardens to the front and rear, and a further 0.8 acre paddock adjoining the property. The property has an additional garage/ workshop area to the rear and benefits from an open aspect across the fields towards the Lake District Fells.

Within easy reach of Farfisa lies the town of Wigton just 5 miles south of the property, offering a range of services, shops and schools, the city of Carlisle lies 9 miles east of the property, boasting a further range of services and amenities. Wiggonby has its own primary school, Wiggonby C of E School.

The property benefits from easy access to the A596 2 miles away. This provides good access to Wigton, 5 miles away, and Carlisle, 9 miles east of the property, as well as access to the M6 motorway just a 15 minute drive away.

Viewing

Viewing of the property is strictly by appointment with the Sole Agents, Hopes Auction Co Ltd, Syke Road, Wigton, Cumbria, CA7 9NS, Tel: 016973 44901, Email: landagent@hopesauction.co.uk.



Farfisa is an attractive bungalow offering spacious accommodation including a large entrance hallway, kitchen, sitting room, and two bedrooms.

Farfisa is of brick construction under a tile roof providing accommodation on one floor. The accommodation briefly comprises of:-

External

LPG tank

Located to the rear of the property.

Outdoor Garage

3.7m x 4.25m

Concrete panel construction. Useful storage/garden storage, potential workshop area.



Internal

Entrance Hall Way

Large entrance hallway with fitted cloakroom.

Kitchen

4.47m x 3.85m

Double drainage sink, base and wall units, electric cooker, gas fire (not working), windows to the rear of the property.

Utility Room

2.45m x 2.4m

Door to the rear, single drainage sink and base units, plumbing for washing machine.

Lounge

3.85m x 4.86m

Windows to rear garden, radiator, fire with tile surround (not working), sockets.

Bedroom 1

3.48m x 4.35m

Double bedroom. Fitted wardrobe, sockets, radiator, window to front garden.

Bedroom 2

3.11m x 3.30m

Single bedroom. Window to front garden, radiator and sockets.

Bathroom

2.08m x 3.43m

WC, sink, shower cubicle with electric shower, airing cupboard storing LPG boiler, radiator.

Garage

3.64m x 4.96m

Accessible from front drive. Electric door, tap, sockets, electric meter.





Services

The property benefits from a mains water and mains electricity supply. Drainage is to a septic tank. The windows consist of UPVC double glazing. The property benefits from gas fired central heating system.

NB: The septic tank is offered as seen in regard to the septic tank regulations. No deductions from the offered price will be made.

NB: The gas fires are offered as seen, though as far as we are aware they are obsolete. It is recommended a service is undertaken before use.

Council Tax

We understand that Allerdale Borough Council has scheduled the Bungalow as lying within Band C.

Outside

The property benefits from parking for vehicles on a tarmac drive lying to the front of the property. The property has front and rear gardens which are laid down to lawn.

Land

The property benefits from a paddock extending to approximately 0.8ac. The paddock is well fenced and benefits from roadside access.

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Method of Sale

The property will be offered for sale by Private Treaty as a whole. Offers are to be made in writing to the Sole Agents. The Vendors reserve the right to sell the property without setting a closing date and any potential purchasers are therefore advised to register their interest with the Sole Agents. The Vendors reserve the right to exclude any of the property shown or generally amend the sales particulars.

Tenure

We understand that the title of the property is freehold.

Exchange of Contracts, Vacant Possession and Completion

The purchaser will be required to pay a 10% deposit of the purchase price on exchange of contracts. This is to take place within four weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion which is to take place within four weeks of exchange of contracts.

Energy Performance Certificates (EPC)

An extract from the EPC'S showing the current and potential Energy Efficiency Rating of the bungalow is shown below. A full copy of the EPC's can be obtained from the Sole Agents (by prior appointment only).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	30 F	
1-20	G		

Basic Payment Scheme

The land falls below the minimum 5ha requirement and as such is not registered for the Basic Payment Scheme.

Sporting and Mineral Rights

The Sporting and Mineral Rights will be transferred with the property to the extent which they are owned with the property.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites

of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Ingoings

There are to be no ingoing claims affecting the property.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist the responsibilities are not known.

Purchaser Registration

As part of the new Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information. The Vendor Reserves the right to sell the property without notice. Particulars prepared July 2022



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