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AUCTIONEERS & LAND AGENTS



## CLIFT HOUSE FARM

KIRKLINTON, CUMBRIA, CA6 6DE

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897





# CLIFT HOUSE FARM

## KIRKLINTON, CUMBRIA, CA6 6DE

To Let by Tender on a 3 Year Farm Business Tenancy

Tenders to be submitted by the 4th October, 2023  
At 12 Noon

A desirable ring fenced smallholding located in a tranquil setting, comprising of a substantial 7 bedroom farmhouse, a range of traditional and semi-modern buildings with the added benefit of a 5 stall wooden stable block, situated in attractive grounds extending in total to approximately 10.37 acres.

The holding benefits from excellent access lying close to the town of Longtown with the city of Carlisle just a 15 minute drive from the property.

### Viewing

Viewing days for the property will be held on:

12th September 3pm – 6pm

18th September 3pm – 6 pm.

To book a viewing contact:

Tel: 016973 44901, Email: [landagent@hopesauction.co.uk](mailto:landagent@hopesauction.co.uk).

Clift House Farm lies in a secluded setting, close to the town of Longtown where a range of services and shops are available.

The holding benefits from excellent access lying close to the A7 which provides access to Junction 44 of the M6 Motorway and the city of Carlisle where a further range of transport links, services and amenities are available.

Clift House Farm is accessed via its own lane, as shaded blue on the attached plan. The property lies within an appealing setting.

The brick-built farmhouse offers spacious accommodation with extensive living rooms, lounge areas and 7 bedrooms, with two ensuite bedrooms and a family bathroom.

The property has a range of traditional and semi-modern buildings alongside a hard standing area suited to both agricultural and alternative commercial use subject to obtaining the relevant planning consents. Also on the property is a timber stable block providing 5 stalls. The property could be equally suited to equestrian use.

The property benefits from approximately 10.37 acres of pasture land suitable for grazing.



Total area: approx. 302.9 sq. metres (3260.4 sq. feet)



## Farmhouse

The farmhouse is of brick construction under a slate roof providing accommodation on two floors as follows:-

### Ground Floor

#### Entrance Porch / Boot Room

#### Large Entrance Hallway

with stained glass inside door with UPVC exterior door providing access to:

#### Kitchen

4.15m x 4.50m.

Base and wall units, sink, oil fired ESSE Cooker, electric cooker and hob with extractor hood above, fitted dishwasher and fitted fridge, radiator.

#### Dining Room

4.60m x 5.70m.

Door to pantry and entrance hall. Open fireplace, phone point, windows to the drive, fitted cupboards.

#### Pantry

4.17m x 1.40m.

Base and wall units.

#### Sitting Room

4.60m x 5.70m.

Open fire, wood mantelpiece and tiled hearth, TV ariel point, windows to two aspects.

#### Utility Room

3.45m x 3.55m.

Base and wall units with sink, oil boiler, fridge/freezer fittings.

#### Living Room

4.90m x 5.65m.

Firefox wood burning stove in a tile hearth with wooden mantelpiece. TV aerial point.

#### Downstairs WC

3.42m x 3.53m.

WC and sink, lino flooring.

#### Timber Stairs

with half landing with a split staircase to the first floor. Window to the rear.

#### Understairs Cupboard

## First Floor

### Double Bedroom

2.95m x 3.95m.

Fitted cupboards, window to the side of the property.

### Double Bedroom

2.40m x 3.95m.

Hatch to the attic.

### Bathroom

2.0m x 2.35m.

Airing cupboard with water tank, sink, bath with a shower over, shaving fitting, radiator, lino flooring.

### Upstairs WC

0.9m x 1.5m.

### Double Bedroom

2.90m x 4.0m.

With sink.

### En-Suite

2.30m x 1.70m

with electric shower, WC and sink, shower board surround, lino floor.

### Double Bedroom

4.60m x 4.60m.

Sink, windows to two aspects, fireplace.

### Double Bedroom

3.40m x 3.40m.

Window to front garden, sink.

### Double Bedroom

4.65m x 4.90m.

Sink, fireplace with cast iron tile surrounds.

### Double Bedroom

4.60m x 4.90m, windows to two aspects, fireplace.

### En-Suite

1.40m x 1.80m

with WC, sink, shower cubicle with electric shower, radiator.





## The buildings

The buildings consist of a range of traditional and semi modern buildings briefly comprising:-

### **Traditional Stone and Slate Stable Barn**

5.40m x 5.26m  
currently divided into stalls.

### **Traditional Stone and Slate Stable**

3.50m x 5.26m.

### **Six Bay Steel Frame Tin Building**

8.90m x 25.10m.  
Box profile roof.

### **Block Built Outbuilding.**

6.25m x 3.0m.  
Tin roof.

### **Equestrian Lunge ring**

### **Stable Block**

3.0m x 18.0m.  
Comprising of 5 stalls, each 3.0m x 3.5m each with dividing doors that can be opened to expand the stable. Electricity supply.

### **Three Bay Steel Frame Livestock Shed**

8.30m x 13.50m.  
Concrete block walls with Yorkshire boarding above on the north elevation.



**Steel Frame Livestock Shed**

6.35m x 30.02m.

Comprises of 7 bays, 3 of which have a cement fibre roof, the remaining 4 have a curved tin roof. Concrete floor, access through to an adjoining lean to.

**Lean-to**

5.25m x 30.20m.

Former cubicle shed, slatted floor.

**Former Byre**

7.30m x 21.50m.

Brick built byre with cement fibre roof.

**Former Cubicle Shed**

5.65m x 18.50m.

Brick built with Yorkshire boarding above on the south elevation, electric supply, slatted floor.

**Former Dairy**

5.50m x 3.0m.

Box Profile roof and concrete walls.

**Brick Barn**

4.35 x 2.0m.

Adjoining the former dairy.

**5 Bay Storage Barn**

5.92x 22.0m.

Block built tin sides and roof.





## Agricultural Land

The land comprises of a block of Grade 3 grazing land which surrounds the farmhouse and steading and extends to approximately 10.37 acres. The land benefits from mains water and is well fenced and maintained throughout.

### Schedule of fields

Field Number	Hectares	Acres
NY4166 2507	0.30	0.74
NY4166 3416	0.15	0.37
NY4166 3704	3.75	9.26
<b>TOTAL</b>	<b>4.20</b>	<b>10.37</b>





### Tenders

Tenders are to be submitted by 12 noon on the 4th October 2023 using the tender form. Prospective tenants are requested to provide a brief background and proposal for the holding and sufficient financial information to support their application.

### Term

To be let initially on a three year term commencing on the 1st November 2023.

### Repairs

The holding is let in its current condition. The landlord will remain responsible for the structures of the buildings. General repairs, maintenance and decoration will be the responsibility of the tenant.

### Insurance

The landlord will continue to insure the buildings. The tenant will be responsible for any contents insurance required.

### Access

The landlord will reserve an access along the farm lane and through to the low-lying land for vehicles. The landlord may also from time to time require to permit access to the telephone mast located on the holding.

### Services

The house benefits from a mains water supply and mains electricity supply. Drainage is to a septic tank located to the rear of the property which has recently been upgraded. The windows in the property consist of UPVC double glazing. Central heating to the property is provided by an oil fired central heating boiler.

### Council Tax

We understand that Carlisle City Council has scheduled the farmhouse as lying within Band C.

### Outside

The property benefits from a large yard area to the rear of the property. To the front and side of the property lies a well maintained enclosed garden, currently laid to lawn with some flower beds.

### Directions

From the south, leave the M6 Motorway at Junction 44 and take the A7 from the roundabout sign posted Longtown 6 miles, follow this road for approximately 1.2 miles before bearing off right, signposted Kirklington 5 miles. Follow this road for approximately 3 miles, Clift House Farm is on your left.

From the north, leave Longtown on the A6071 signposted Carlisle Airport 11 Miles. Follow this road for approximately 2.7miles before turning right on a slight bend signposted Blackford 3 miles. Follow this road for approximately 90 meters, the entrance to the property is located on your right.

The property will be marked with a Hopes 'To Let' Board.

### Energy Performance Certificates (EPC)

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



### 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 August 2023



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