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Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



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AUCTIONEERS & LAND AGENTS



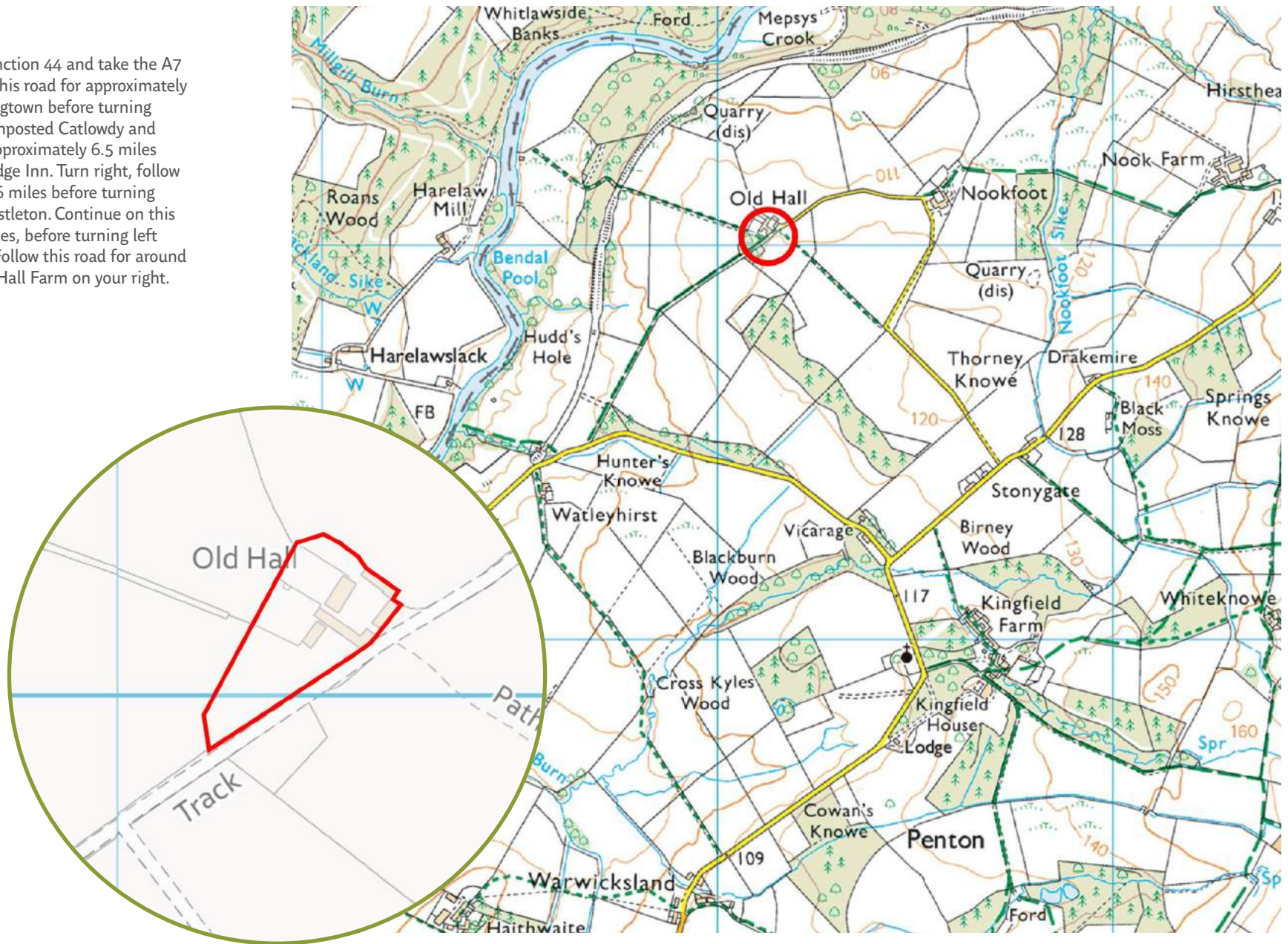
## OLD HALL FARMHOUSE AND OLD HALL COTTAGE

PENTON, CARLISLE, CA6 5RB



## Directions

Leave the M6 motorway at Junction 44 and take the A7 signposted Longtown. Follow this road for approximately 8.7 miles into the town of Longtown before turning right onto Netherby Road, signposted Catlowdy and Penton. Follow this road for approximately 6.5 miles until you reach the Pentonbridge Inn. Turn right, follow this road for approximately 0.6 miles before turning left signposted Church/Newcastleton. Continue on this road for approximately 1.6 miles, before turning left signposted Old Hall Cottage. Follow this road for around 0.8 miles until you reach Old Hall Farm on your right.







# OLD HALL FARMHOUSE and OLD HALL COTTAGE

PENTON, CUMBRIA, CARLISLE CA6 5RB

A charming Grade II Listed Farmhouse situated in a traditional cobbled courtyard with stone and slate barns with the added benefit of an adjoining two bedroom cottage. The property lies within attractive grounds extending to 1.30 acres, with the added benefit of a 0.55 acre paddock. The property boasts a tranquil, rural location with beautiful views across the surrounding countryside.

The property is for sale as a Whole.

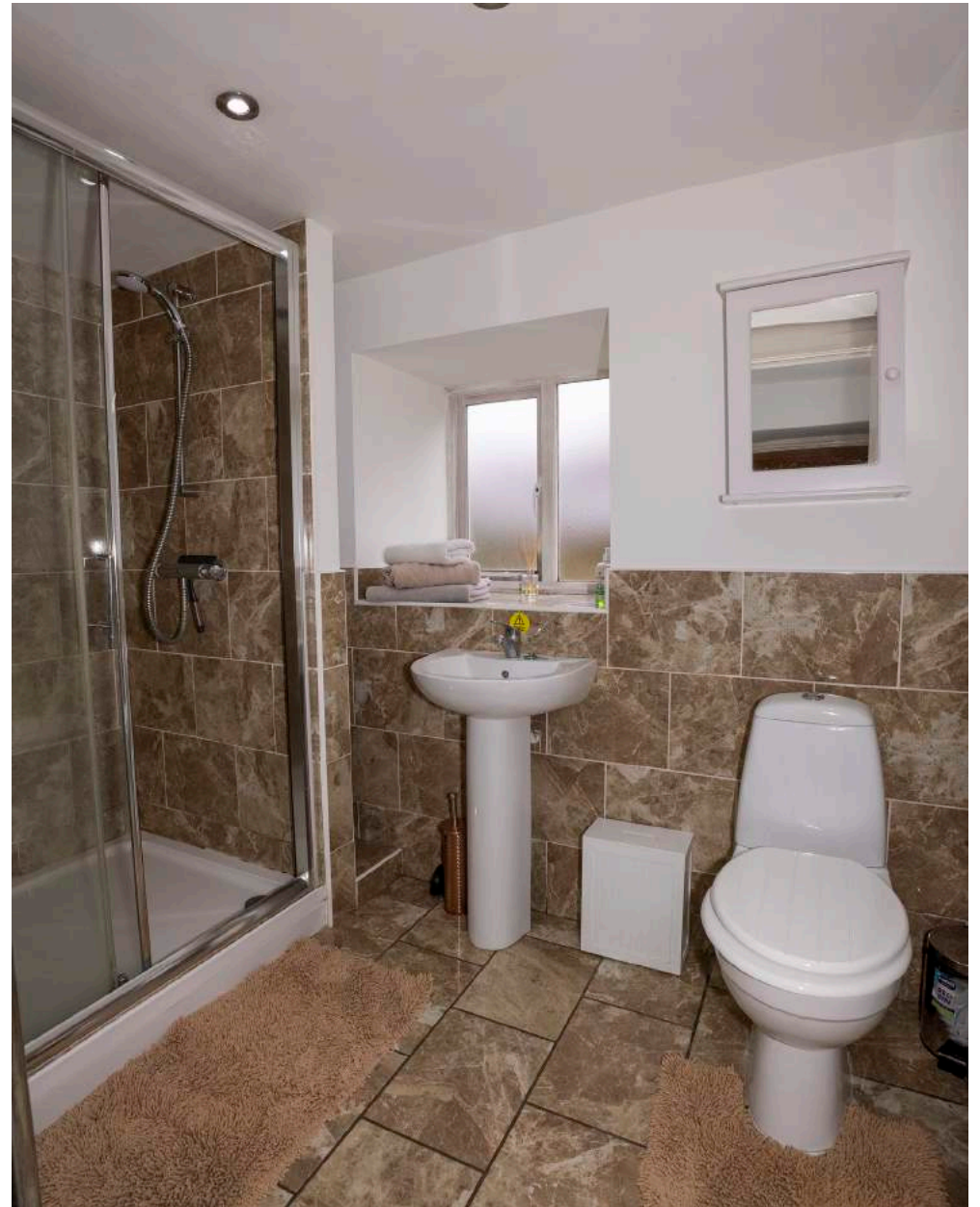
Old Hall is a desirable property which lies in a rural location, approximately 2 miles from the hamlet of Penton, close to the Scottish Borders. Within close proximity of the property lies the towns of Longtown and Gretna, and also within easy reach is the city of Carlisle where a full range of services are available.

The property benefits from a principal three bedroom farmhouse, together with an adjoining two bedroom cottage, located within a courtyard of traditional stone and slate barns. Accompanying the property is a 0.55 acre paddock. Old Hall Farmhouse and Old Hall Cottage have previously been used as a successful AirBnB enterprise.

The property lies approximately 120m (393 ft) above sea level in a picturesque setting offering views to the surrounding countryside.

Old Hall and Old Hall Cottage are accessible via a no-through road, located off the unclassified road running from Penton to Kershopefoot. The M6 motorway is located 12 miles away with the A7 located approximately 9 miles away offering access to the Scottish borders. The property is within easy access of Edinburgh or Glasgow via train from Gretna Green.





## Old Hall Farmhouse

The farmhouse is an attractive property offering spacious accommodation over two floors.

The accommodation briefly comprises of:

### Ground Floor

#### Entrance Porch

Built in cupboards.

#### Dining Room

4.95m x 4.00m

Wood burning stove, built in cupboards and understairs storage cupboard.

#### Shower Room

1.55m x 2.70m

Shower (mains), WC, sink, heated towel rail. Tiled floor and walls.

#### Kitchen

2.90m x 4.05m

Base and wall units, washer and dryer facilities. Electric hob and extractor fan.

#### Pantry

2.85m x 1.25m

#### Sitting Room

3.90m x 3.75m

### First Floor

#### Bedroom 1

4.35m x 3.90m

Double room.

#### Bedroom 2

3.90m x 2.80m

Double room.

#### Bedroom 3

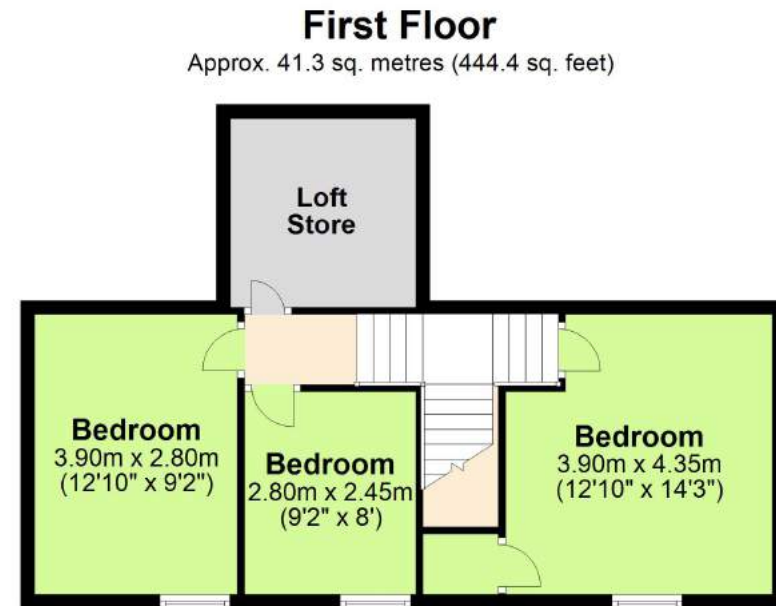
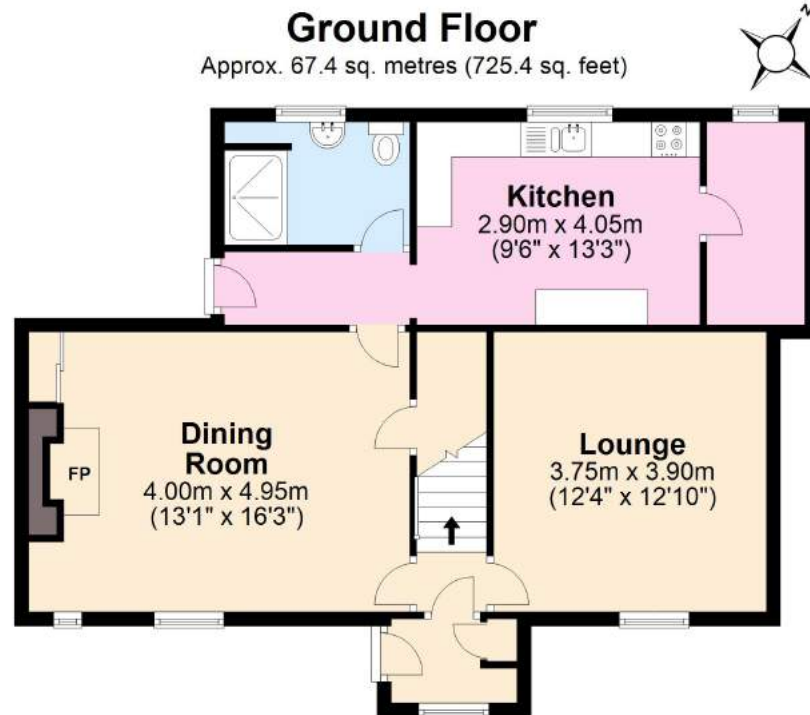
2.80m x 2.45m

Single room.





# OLD HALL FARMHOUSE

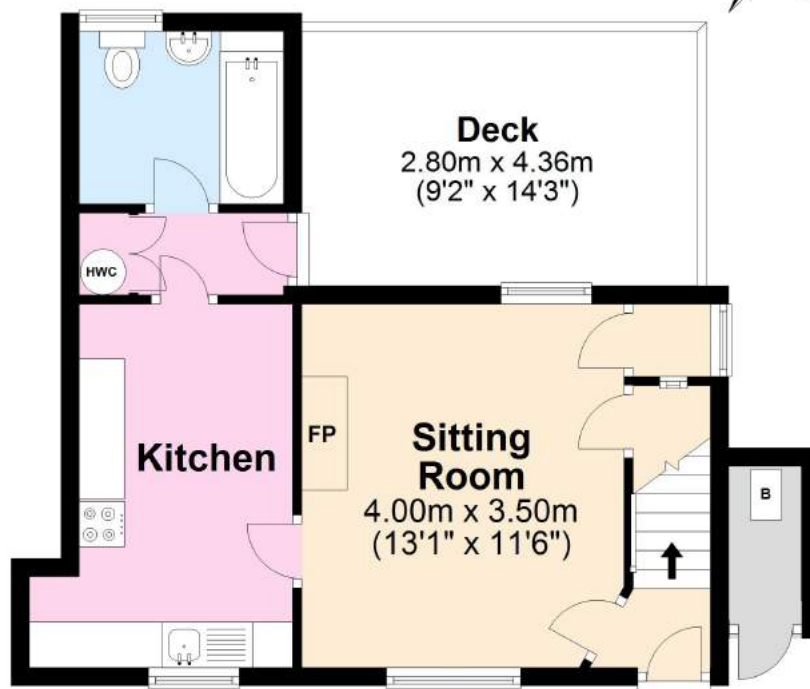


Total area: approx. 108.7 sq. metres (1169.8 sq. feet)

# OLD HALL COTTAGE

## Ground Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



## First Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



Total area: approx. 63.8 sq. metres (686.3 sq. feet)

## Old Hall Cottage

### Ground Floor

#### Sitting Room

4.00m x 3.50m

Wood burning stove, storage cupboards.

#### Kitchen

4.00m x 2.95m

Base and wall units, washer and dryer facilities, dishwasher facilities.

#### Bathroom

2.93m x 1.90m

WC, sink, bath with electric shower over, radiator.

### First Floor

#### Bedroom 1

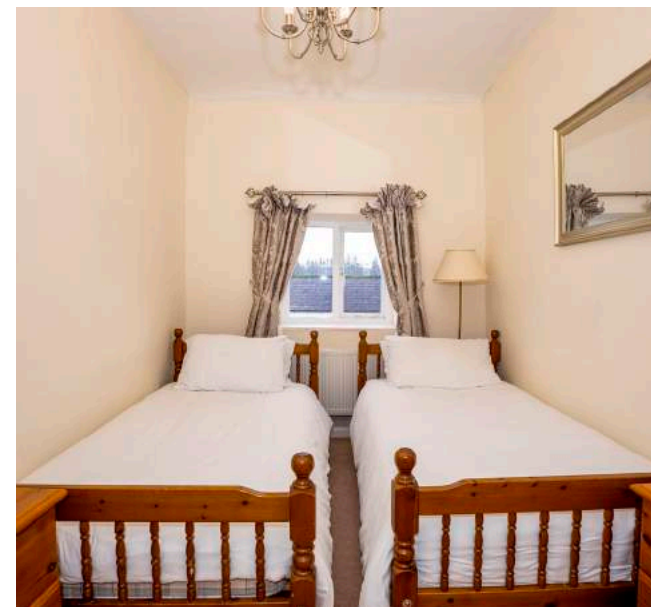
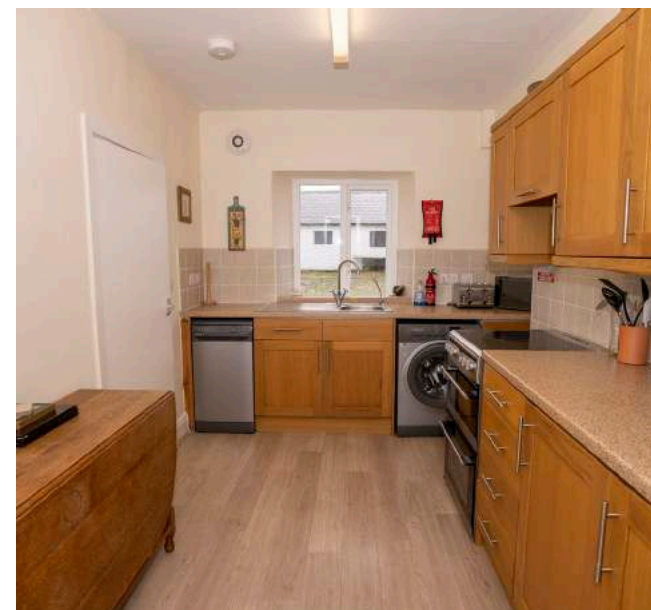
4.10m x 2.35m

Double.

#### Bedroom 2

3.50m x 3.00m

Small double.







## Outside

Both Old Hall Farmhouse and Old Hall Cottage have a large, well maintained lawned garden area to the rear of the property. Old Hall Farmhouse has a patio area, Old Hall Cottage benefits from an attractive decking area with sublime views over the local countryside.

## The Land

Included in the sale is a paddock extending to approximately 0.55 acres, this is displayed on the attached plan. The paddock lies to the southwest of the property.

## The Buildings

The property boasts a courtyard of traditional stone and slate built barns and byres with a further steel frame Dutch barn providing a useful range of buildings.

### 4x Stone and Slate stalls:

4.0m x 4.0m, 4.0m x 3.4m, 4.0m x 3.0m, 4.0m x 3.0m.

### Stable

Brick and block built.

### Stable

5.25m x 5.0m

Brick and block built. Electricity supply, lighting, recently refurbished roof.

### 10 Stall Byre

10.75m x 4.1m

### General Purpose Store/Workshop

4.25m x 4.15m

Stone and slate building, lighting, sockets, and water supply.

### 8 Stall Byre

5.80m x 4.15m

Previously used as a kennel. Lighting.

### Byre

6.30m x 4.40m

General Store.

### Byre/General Purpose Store

5.85m x 4.25m

### Barn

17.55m x 4.60m

Electric and water supply. This barn is Grade II Listed.

### Curved Tin Roof Dutch Barn

13.15m x 6.00m

Three bay, concrete floor, corrugated tin cladding.

### 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 purchaser 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.

### Services

Old Hall Farmhouse and Old Hall Cottage benefit from mains water and mains electricity supply. Drainage from the residential properties is to a shared septic tank with soakaway. Heating is provided by an oil central heating boiler.

NB: The septic tank is offered as seen in regard to the septic tank regulations.

### Council Tax

It is understood that the properties are not currently banded with Cumberland Council.

### Tenure

The property is offered 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.

### Vacant Possession and Completion

Vacant possession of the property will be given immediately on completion which is scheduled to occur as soon as possible following an offer being accepted.

### 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).

#### Old Hall Cottage

Score	Energy rating	Current	Potential
92+	A		107   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

#### Old Hall Farmhouse

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

### Sporting and Mineral Rights

The Sporting and Mineral Rights are included within the property as far as they are owned, full details of which will be contained with the sale contract.

### 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.

Please contact the Land Agency office for further information.

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](mailto:landagent@hopesauction.co.uk)

Further imagery can be viewed on our website.



#### 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.



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