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HOPE'S
AUCTIONEERS & LAND AGENTS



2 STONEYGATE
PENTON, CARLISLE, CA6 5QG

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



2 STONEYGATE

PENTON, CARLISLE, CA6 5QG

A charming two-bedroom, recently refurbished semi-detached cottage located in a rural setting near Penton. The cottage lies within attractive grounds benefitting from both a front and rear garden and private drive.

For sale by Private Treaty.

2 Stoneygate is a desirable cottage which lies in a rural location, approximately 2 miles from the hamlet of Penton. Within close proximity of the property lies the towns of Longtown and Gretna, also within easy reach is the city of Carlisle where a full range of services are available. 2 Stoneygate is a two bedroom, one storey semi-detached cottage, which is located within a beautiful setting, boasting both front and rear gardens, and private drive. The property has been recently refurbished with new carpets having been newly installed and is neutrally decorated throughout. The property offers lovely views over the surrounding countryside.

2 Stoneygate is accessible 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.

The cottage is an attractive property offering spacious accommodation. The accommodation briefly comprises of:

Ground Floor

Kitchen

3.00m x 2.80m

Door to rear garden. Electric heating, base and wall units, washer fittings (white goods including electric cooker included).

Living Room

4.35m x 4.05m

Open fire, TV ariel port.

Hall way

Large hall way with door to the front of the property, leading through to:

Bedroom 1

3.25m x 2.50m

Bedroom 2

4.35m x 2.25m

Large built in wardrobe.

Bathroom

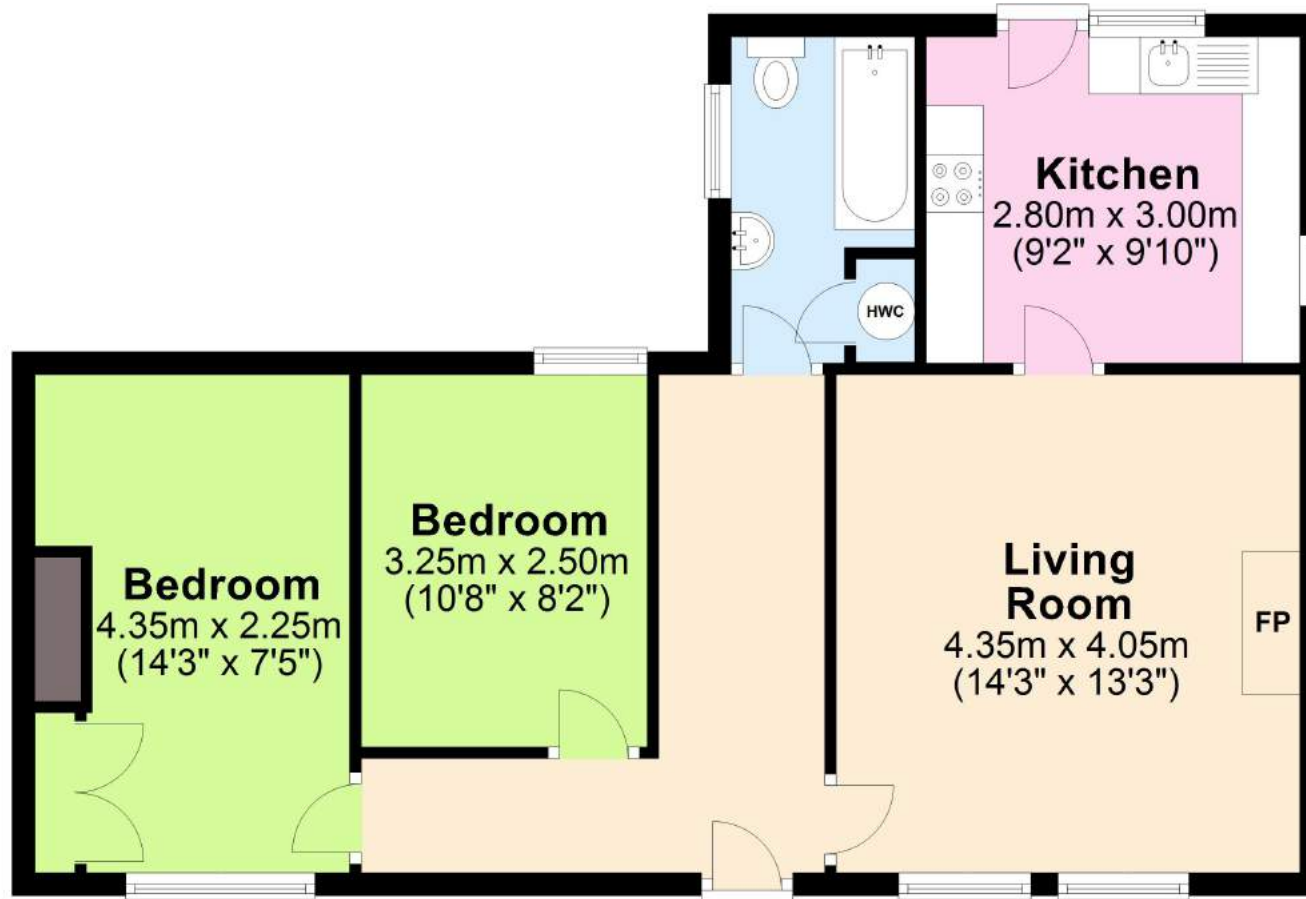
2.80m x 1.55m

Bath with electric shower over, WC, sink, airing cupboard, heated towel rail.



Ground Floor

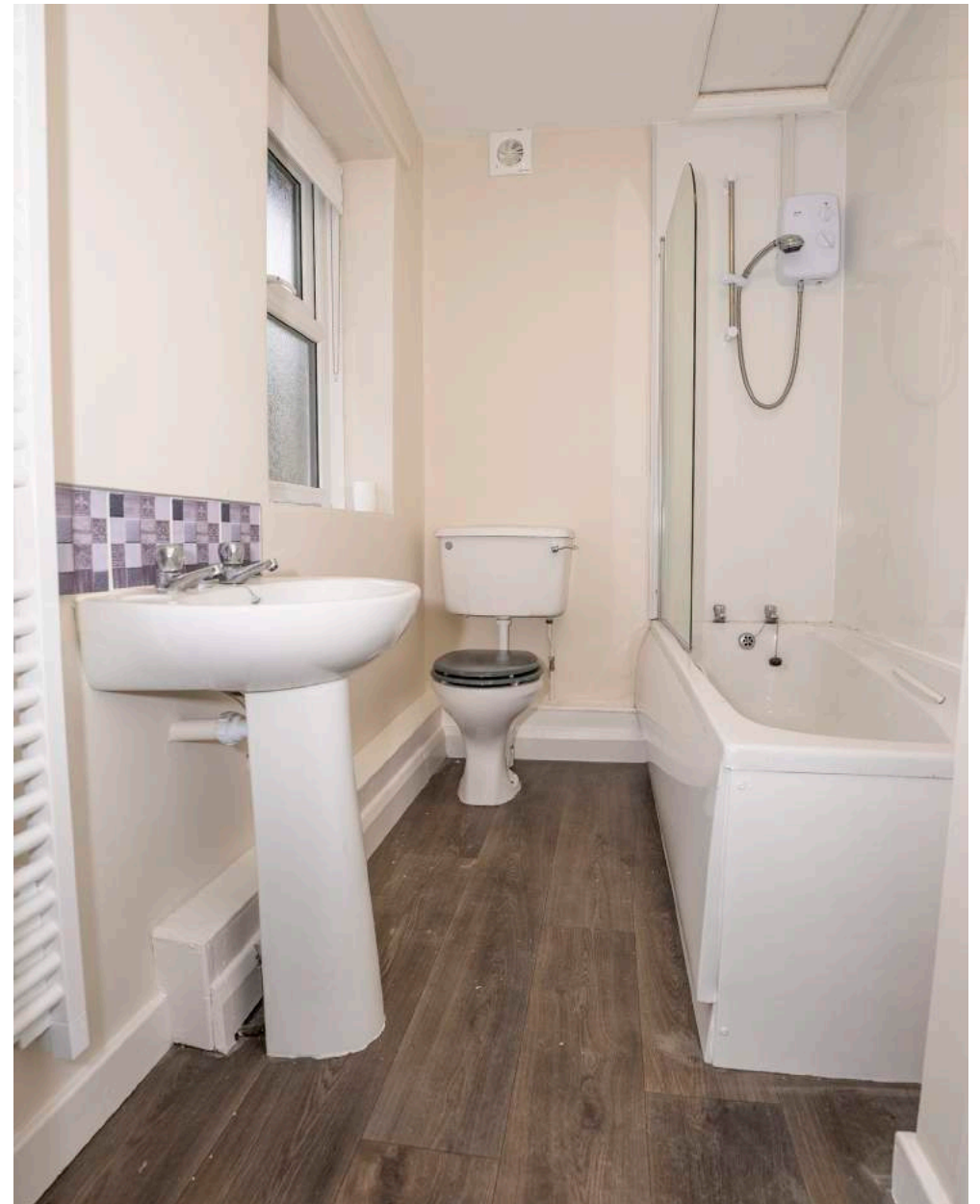
Approx. 61.8 sq. metres (665.4 sq. feet)



Total area: approx. 61.8 sq. metres (665.4 sq. feet)

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 Chuch/Newcastleton. Continue on this road for approximately 1.5 miles, 2 Stoneygate is on your left.





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

2 Stoneygate benefits from private water and mains electricity supply. Drainage is to a shared septic tank with soakaway. Heating is provided by electric panel heaters, the property is double glazed.

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

Council Tax

It is understood that the property is within Band A with Cumberland Council.

Outside

2 Stoneygate benefits from a large garden surrounding the property and a driveway suitable for 2 cars. The garden areas overlook the surrounding countryside.

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).

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 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

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

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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