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AUCTIONEERS & LAND AGENTS



ORCHARD HOUSE
WOODHOUSES, GREAT ORTON
CUMBRIA, CA5 6LN

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897

Introduction/Location

Orchard House enjoys a peaceful rural setting within a plot extending to approximately 2.34 acres. The property comprises a characterful three-bedroom farmhouse, an enclosed cobbled courtyard, a garden area, and two separate grassland paddocks with stock-proof fencing. A range of traditional outbuildings are also included, some of which would benefit from maintenance or restoration.

Orchard House is situated in the small village of Woodhouses, between Great Orton and Wigton, offering a peaceful rural setting with convenient access to the A595 and the M6 motorway.

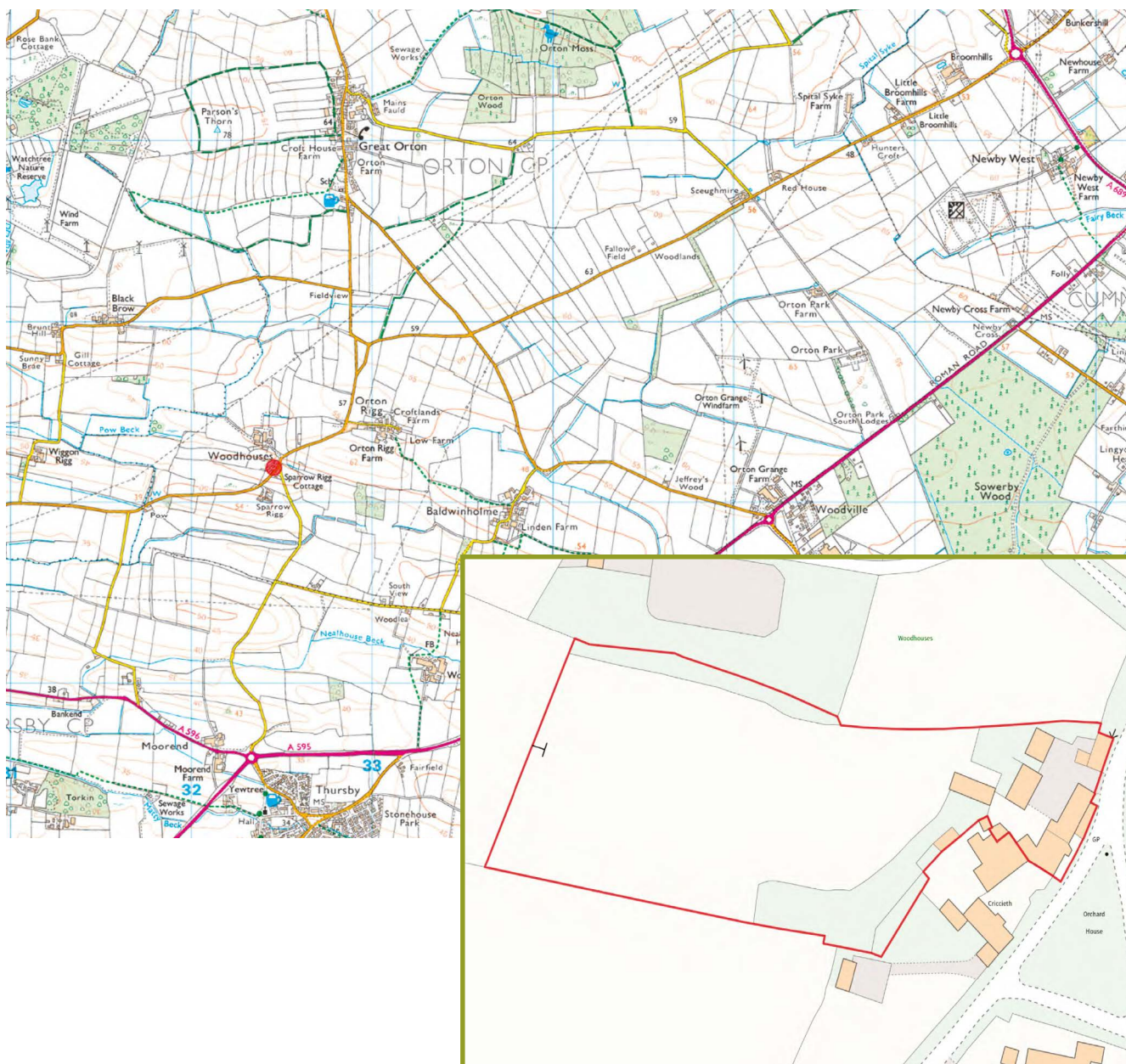
The village of Thursby is located approximately 1.22 miles to the south, while the market town of Wigton lies 4.72 miles to the southwest and offers a range of services, shops, and schools. The city of Carlisle is situated 5.23 miles to the northeast, providing a further comprehensive selection of services and amenities.

What3Words: ///smoking.moral.sheepish

Directions

On the A595 at the Thursby roundabout take the exit for Great Orton, follow that road for 1.14 miles and at the end of the junction Orchard House sits in front with good direct roadside access.

SCAN HERE





ORCHARD HOUSE

WOODHOUSES, GREAT ORTON
CUMBRIA, CA5 6LN

Guide Price: £350,000

For Sale by Private Treaty, as a Whole.

An exciting opportunity to acquire a highly attractive and characterful three-bedroom farmhouse, offering excellent potential for renovation and transformation into a stunning family home. Set within approximately 2.34 acres (0.95 hectares), the property benefits from a range of traditional outbuildings and two enclosed grassland paddocks with stock-proof fencing, ideal for equestrian or smallholding use.

Enjoying a peaceful countryside setting in the charming small village of Woodhouses, this property combines rural tranquillity with exceptional scope for development.

- A PROJECT PROPERTY FULL OF CHARACTER AND POTENTIAL, OFFERING SIGNIFICANT SCOPE FOR RENOVATION, ENHANCEMENT AND DEVELOPMENT SUBJECT TO THE RELEVANT PLANNING CONSENTS
- TWO ENCLOSED GRASSLAND PADDOCKS EXTENDING TO 2.02 ACRES (0.81 HA)
- DIRECT ROADSIDE ACCESS WITH ENCLOSED PRIVATE COURTYARD AREA
- WELL-SUITED FOR EQUESTRIAN PURSUITS OR SMALLHOLDING ACTIVITIES
- PEACEFUL COUNTRYSIDE LOCATION





House

Orchard House presents a rare opportunity to acquire a three-bedroom farmhouse, offering generous living space across two floors. The property requires a degree of renovation and modernisation. Orchard House is of brick construction with a part rendered finish under a slate roof.

Ground Floor

Kitchen

3.85m x 2.75m

Wooden base and wall units, sink, electric oven with gas hob, part tiled walls, lino flooring, radiator, single glazed window, door to rear of the property.

Bathroom

1.75m x 2.75m

WC, sink, bath, shower cubicle, tile walls, lino flooring, radiator and single glazed window.

Dining Room

2.90m x 5.75m

Log burner with stone hearth, various fitted cupboards, cupboard under stairs, lino flooring, radiator, single glazed windows, two skylight windows, exposed wooden beam.

Utility Room

2.20m x 3.65m

Boiler, sandstone shelves, fuseboards, single glazed window.

Larder

2.35m x 1.65m

Sandstone shelves.

Living Room

3.70m x 6.35m

Electric fire, wooden mantel, exposed wooden beams, radiator, double glazed windows, front door.

Snug

4.50m x 2.75m

Electric fire, stone mantel, radiator, double glazed window.



First Floor

Toilet

1.50m x 2.40m
WC, sink, radiator, skylight window.

Storage Cupboard Next to WC

2.20m x 2.65m
Large storage cupboard with hot water tank.

Double Bedroom

3.70m x 3.20m
Built in wooden cupboards, feature fireplace, exposed wooden beams, radiator and double-glazed window.

Single Bedroom

4.05m x 2.50m
Exposed wooden beams, radiator, double glazed window.

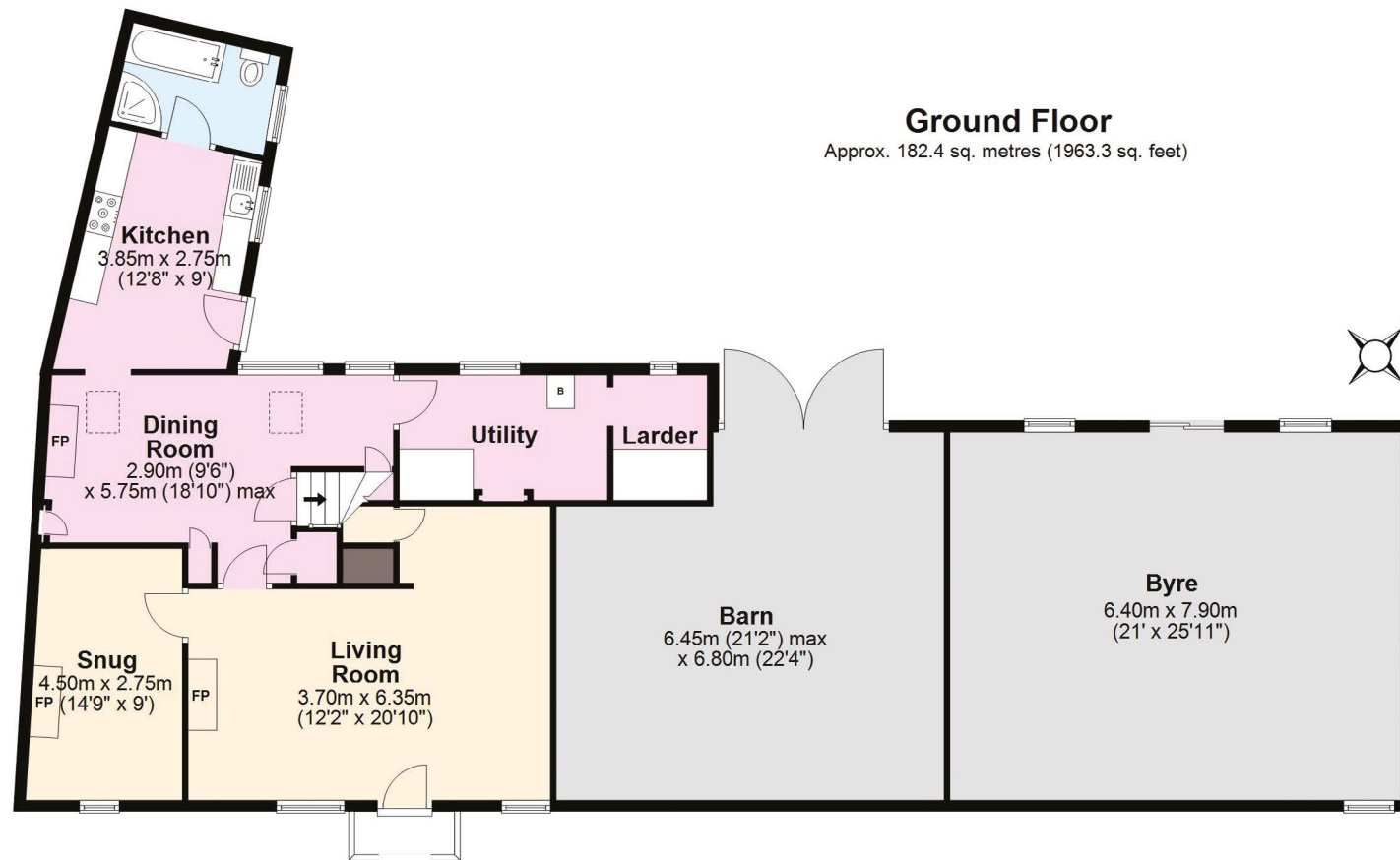
Single bedroom

4.55m x 2.75m
Access from previous bedroom, exposed wooden beams, radiator, double glazed window.

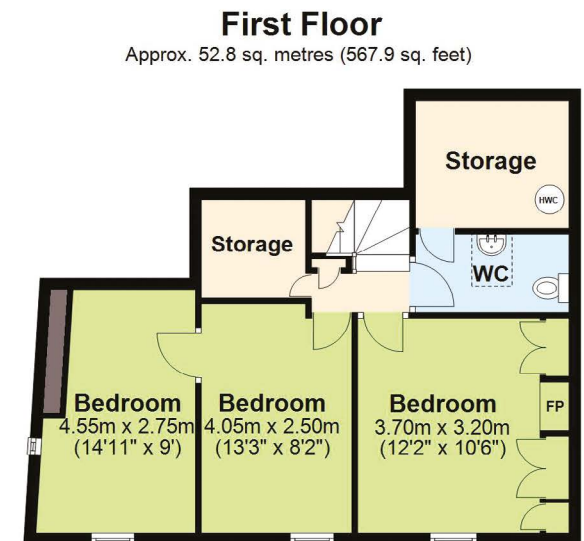
Box Room

1.50m x 1.80m

There is an enclosed garden area to the rear of the property benefiting from an area of lawned grass, flower beds and stones.



Total area: approx. 235.2 sq. metres (2531.2 sq. feet)





External

Adjoining Barn

6.45m x 6.80m

Brick, stone and clay barn with tin roof and wooden doors. Electric and lighting.

Byre

6.40m x 7.90m

12 stall block and brick byre with tin roof and concrete floor. Windows, wooden doors and lights.

Coal Shed

5.80m x 3.60m

Stone built with slate roof. Part lofted. For safety please do not access the second floor.

Log Shed

3.80m x 2.50m

Traditional stone with tin roof.

Garage

13.50m x 4.50m

Block walls with tin roof, concrete flooring.

Storage Shed

5.20m x 2.80m

Stone and clay walls, tin roof with wooden beams.

Pole Barn

3.50m x 3.10m

Lean-to wooden pole barn, tin sheets and tin roof.

Stone Barn

6.0m x 10.70m

Traditional stone and clay barn, box profile roof. Part lofted. For safety please do not access the second floor.

Storage Shed

6.20m x 10.70m

Timber frame with tin cladding, cement fibre roof and concrete floor.

Former Dairy

4.0m x 3.0m

Brick built with box profile cladding roof, concrete floor, window, electric and lighting.

Byre

11.0m x 5.50m

12 stall byre, stone and brick built, box profile cladding roof and concrete floor.

To the rear of the property lie two enclosed grassland paddocks, each securely bounded with stock-proof fencing, extending in total to approximately 2.02 acres. These are ideally suited for equestrian use.

NB: The property is sold as seen, subject to all materials and buildings in situ.

Services

The property benefits from a mains water and mains single phase electricity supply. Gas supply is from bottled gas. Drainage is to a septic tank. The windows are a mixture of single and double glazed. The property benefits from oil central heating.

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

Council Tax

We understand that Cumberland Council has scheduled the property as lying within band C.

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 selling 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 selling Agents. The Vendors reserve the right to amend the sales particulars.

Tenure

We understand that the title of the property is freehold.

Exchange of Contracts, Vacant Possession and Completion

The purchaser(s) 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(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession of the holding will be given on completion which will be set to take place within four weeks of exchange of contracts.

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.

Environmental Schemes

The land is currently entered into a Sustainable Farming Incentive Agreement, though this will be terminated by the sellers. There are no other ingoing schemes affecting the property..

Boundary Maintenance

The ownership and maintenance responsibilities of the boundaries are indicated with the "T" marks on the sale plan. Where no "T" marks are shown, the responsibilities are unknown.

Sporting and Mineral Rights

It is understood that the sporting and mineral rights are included insofar as they are owned.

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		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Viewing

Viewing of the property is strictly by appointment with the Sole Agents.

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Tel: 016973 44901

Email: landagent@hopesauction.co.uk

Purchaser Registration

As a requirement of the Money Laundering Regulations (Money Laundering Terrorist Financing and Transfer Funds (information on the payer) Regulations 2017) relating to property transactions, the Selling Agents are obliged to carry out Customer Due Diligence checks on all prospective Purchasers prior to any transaction being completed. Therefore, anyone wishing to offer to purchase the property must provide the sole Selling Agents with Proof of 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 September 2025.

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