

Orebank House

Bigrigg, Egremont, Cumbria CA22 2TE

Mitchells
LAND & PROPERTY





Guide Price £480,000

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Orebanks House is a beautiful period property dating from the Victorian era, situated on the edge of the village with far-reaching views to the Lake District National Park only 2 miles east and the Irish sea coast 2 miles to the west.

On the market for the first time in a generation, built for the manager of the iron ore mine in the village, the property maintains a lot of original character features and would benefit from refurbishment to create an outstanding family home.

The property extends in total to 0.82ha (2.03 Acres) and is offered for sale as a whole with vacant possession and no onward chain.



LOT 1 (on the plan)

Ground floor accommodation:

The internal floor area extends to approx. 142.8 sq. metres (1536 Sq. Feet) and has an impressive 3 reception rooms. The main entrance has a vestibule leading into the central hall.

The Living room and dining rooms have dual aspect windows with views of the garden. The rooms retain original features including ceiling cornicing and picture rails. Large kitchen/breakfast room has fitted units with integrated electric oven and has a utility room adjoining, with stairs to the fifth bedroom/office on the first floor. There is also a shower room with WC and wash hand basin.

From the central hall there is access stairs down to two cellar rooms extending to approximately 28 Sq. Metres (301 Sq. Feet) containing original Sandstone slab shelving.



First floor Accommodation:

internal floor area extends to approx. 143.9 Sq. Metres (1549 Sq. Feet).

The Impressive cast Iron turned staircase has a window on the half landing. On the central landing there is access to four double bedrooms and a smaller single. The two double bedrooms on the northern aspect have dual aspect windows maximising the light.

The family bathroom has a bath, WC, wash hand basin and storage cupboard.

The staircase from the landing continues up to the second floor which has a further 2 bedrooms with Skylight windows. There are two storage rooms and under eaves storage.

There is a fifth double bedroom on this level which is accessed by a separate staircase leading up from the utility room.

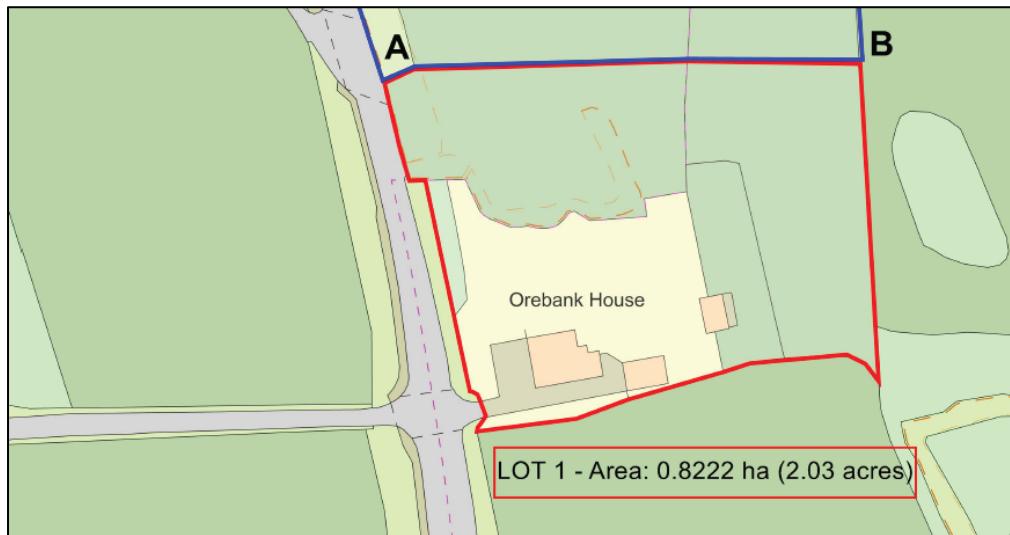


Gardens and grounds

The house is accessed from the A595 through a Sandstone wall and pillared entrance gate. The tarmac driveway provides access to a parking area in front of the house and along the side leading to a double garage.

The gardens and grounds extend to approx. 2.03 acres. There are lawns with mature shrubs and trees on the western and northern aspects. The formal gardens lead to an orchard and the agricultural land. Behind the garage there are netted fruit shrubs and a garden shed, there is a stable and store leading into the land behind.

On the northern fringe of the garden there is a sandstone rock face with a shear face drop down to the land below. The agricultural land is permanent pasture and bordered by post and wire fences.



METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria,
CA13 0QQ. Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains electricity, gas and water. The septic tank has not been surveyed and may not comply with new regulations 'General Binding Rules' (effective 1st January 2020) enforced by the Environment Agency, which do not allow septic tank discharge directly into surface water. It is the responsibility of the purchaser to ensure that a compliant system is in place at his/her own cost within 12 months of purchase. Heating is powered by a Gas boiler.

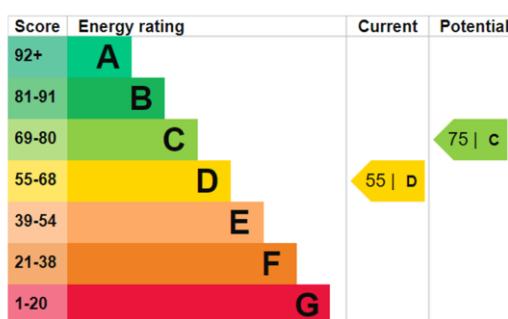
VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

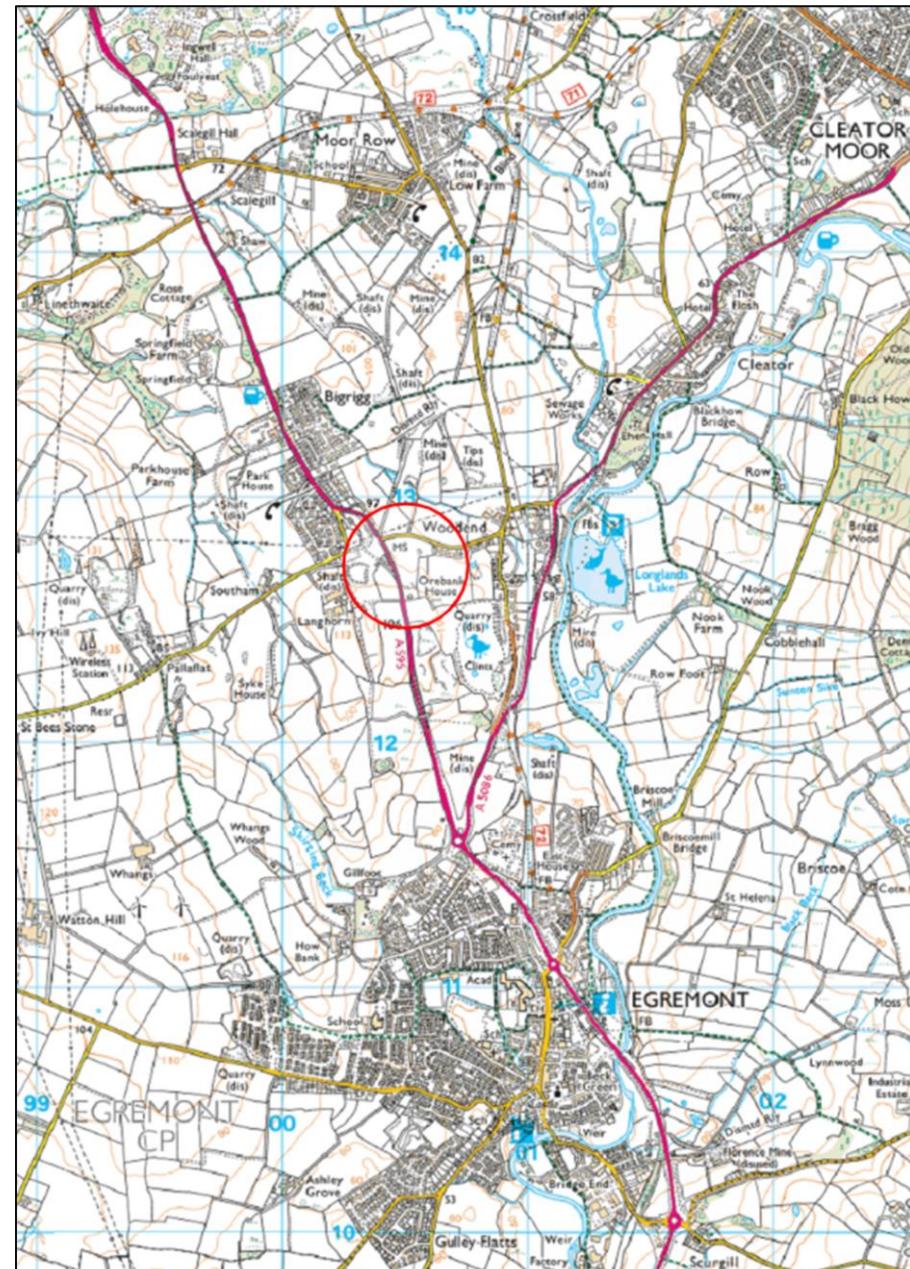
Council Tax Band F with Copeland Council.

EPC

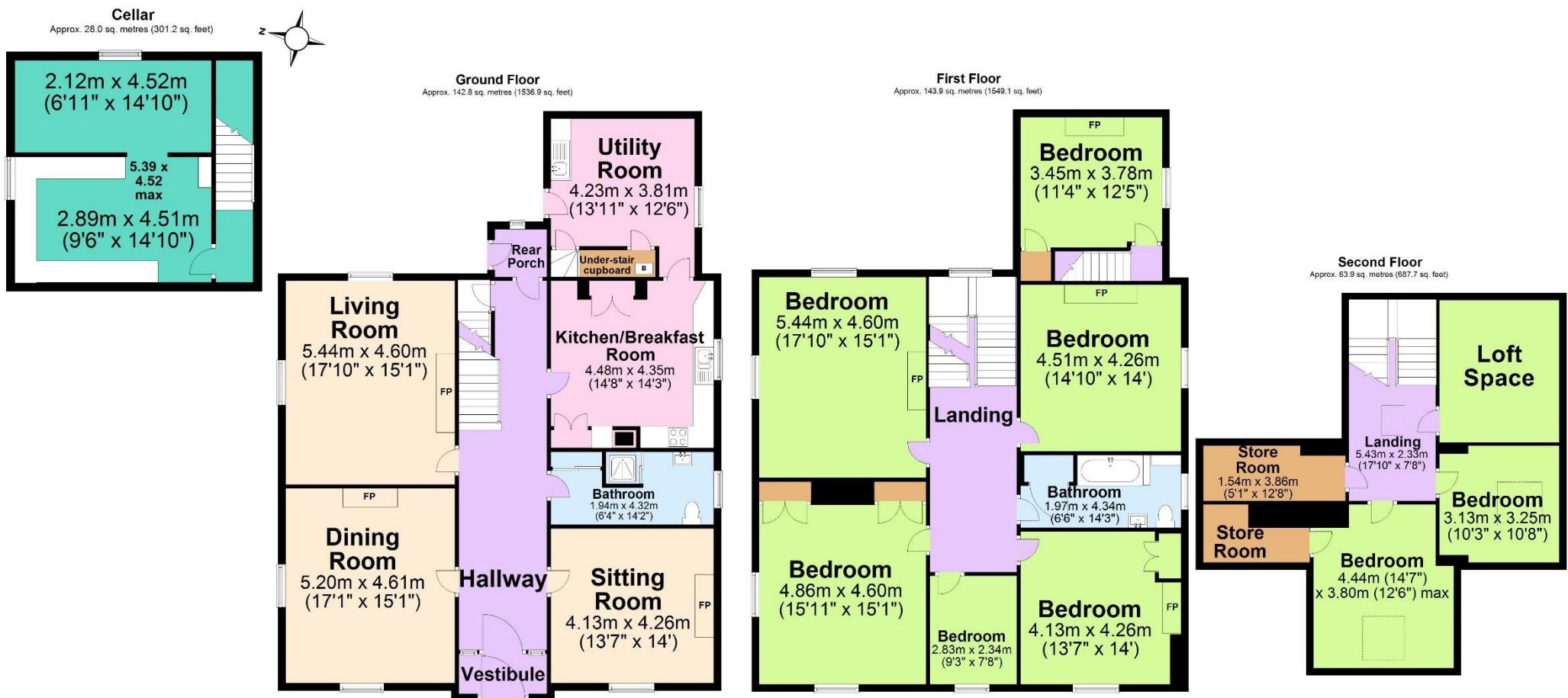


DATE OF PREPARATION June 2022

Location



Floor Plan



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken May 2022. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; Promap mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable or being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.