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Thompson

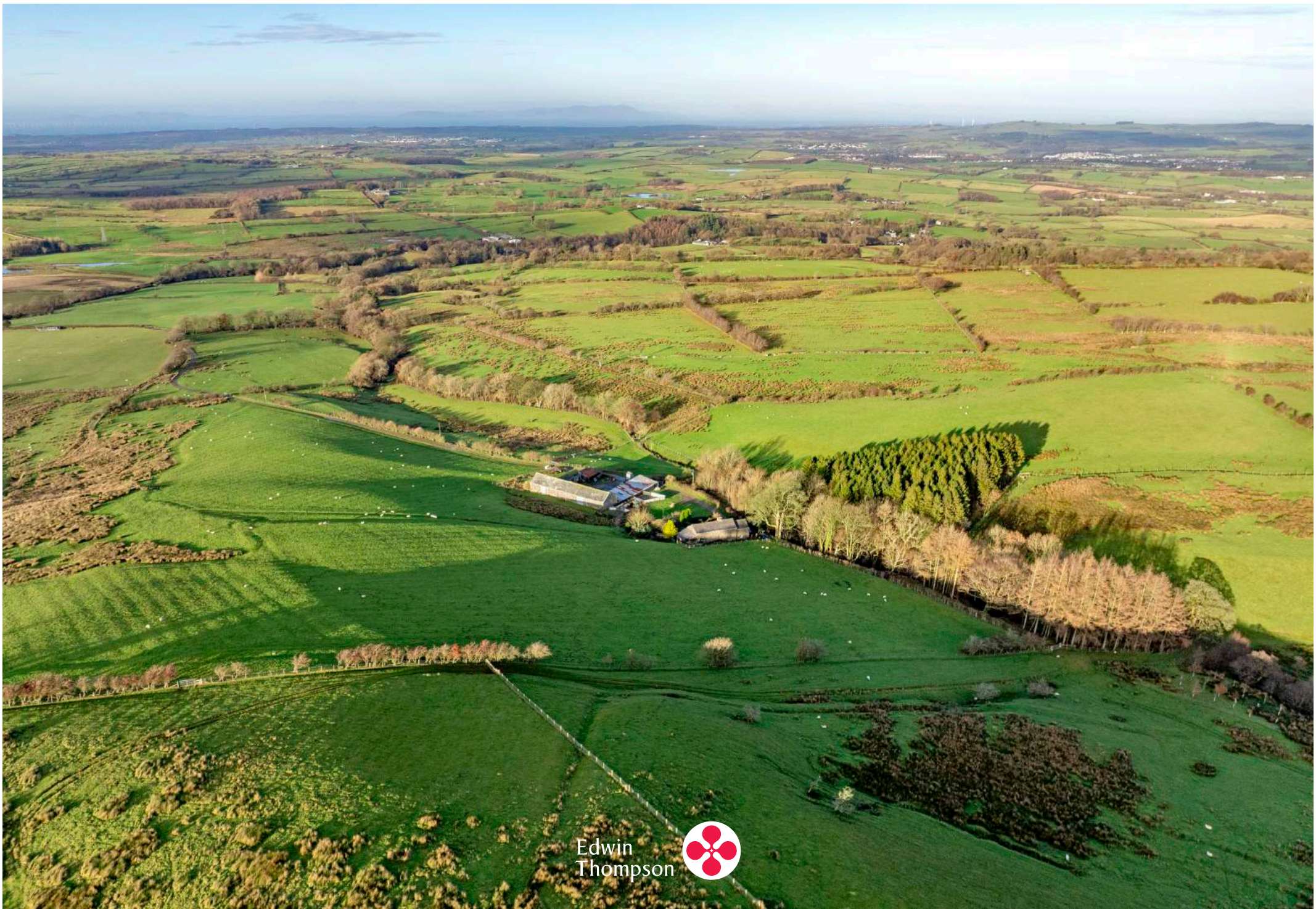


## Fellside Farm

Mosser, Cockermouth, Cumbria CA13 0SR

LAKE DISTRICT LIVESTOCK FARM COMPRISING OF A WELL-PRESENTED THREE BEDROOM FARMHOUSE, RANGE OF TRADITIONAL BUILDINGS WHICH BENEFIT FROM PLANNING PERMISSION AND AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 85.75 HECTARES (211.89 ACRES) PROVIDING EXCELLENT DIVERSIFICATION PROSPECTS

**GUIDE PRICE: £1,750,000**



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# Fellside Farm

## Mosser, Cockermouth, Cumbria CA13 0SR

Cockermouth  
4 miles

Keswick  
12 miles

Loweswater  
5 miles

Carlisle  
30 miles

(all distances are approximate)

What3Words:///twee.oven.drilled

LAKE DISTRICT LIVESTOCK FARM COMPRISING OF A WELL-PRESENTED THREE BEDROOM FARMHOUSE, RANGE OF TRADITIONAL BUILDINGS WHICH BENEFIT FROM PLANNING PERMISSION AND AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 85.75 HECTARES (211.89 ACRES) PROVIDING EXCELLENT DIVERSIFICATION PROSPECTS

**FOR SALE BY PRIVATE TREATY AS A WHOLE**

**Guide Price: £1,750,000 (One Million, Seven Hundred and Fifty Thousand Pounds)**

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.



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Selling Agent:  
Megan Proctor MRICS FAAV

Edwin Thompson  
FIFTEEN Rosehill  
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## Introduction

Located within the rolling hills of The Lake District National Park, Fellside Farm is well situated in an entirely open rural position. Located approximately 12 miles from the popular Lake District town of Keswick and 30 miles from the City of Carlisle.

The immediate surroundings comprise of a mixture of dairy and livestock farms interspersed around the Lakeland fells.

Despite Fellside's rural situation, the property is well serviced by the main trunk roads across north Cumbria (A66 & A595) connecting the various popular tourist towns of Cumbria and access to the M6 motorway, extending from the Scottish Borders down to the South.

There are useful road links to surrounding livestock markets of Cockerthorpe (4 miles), Wigton (19 miles), Carlisle (30 miles) and Penrith (32 miles).

## Description

Fellside Farm is a productive upland livestock farm which benefits from a three-bedroom Cumbrian Long House, a range of semi-modern and traditional with approximately 211.89 acres of land.

The land is located within a ring fence and is classified by Defra as Grade 4/5 agricultural land with soils of loamy over rock characteristic, best suited to grassland, forestry and rough grazing. The land is undulating, rising to the moorland line.

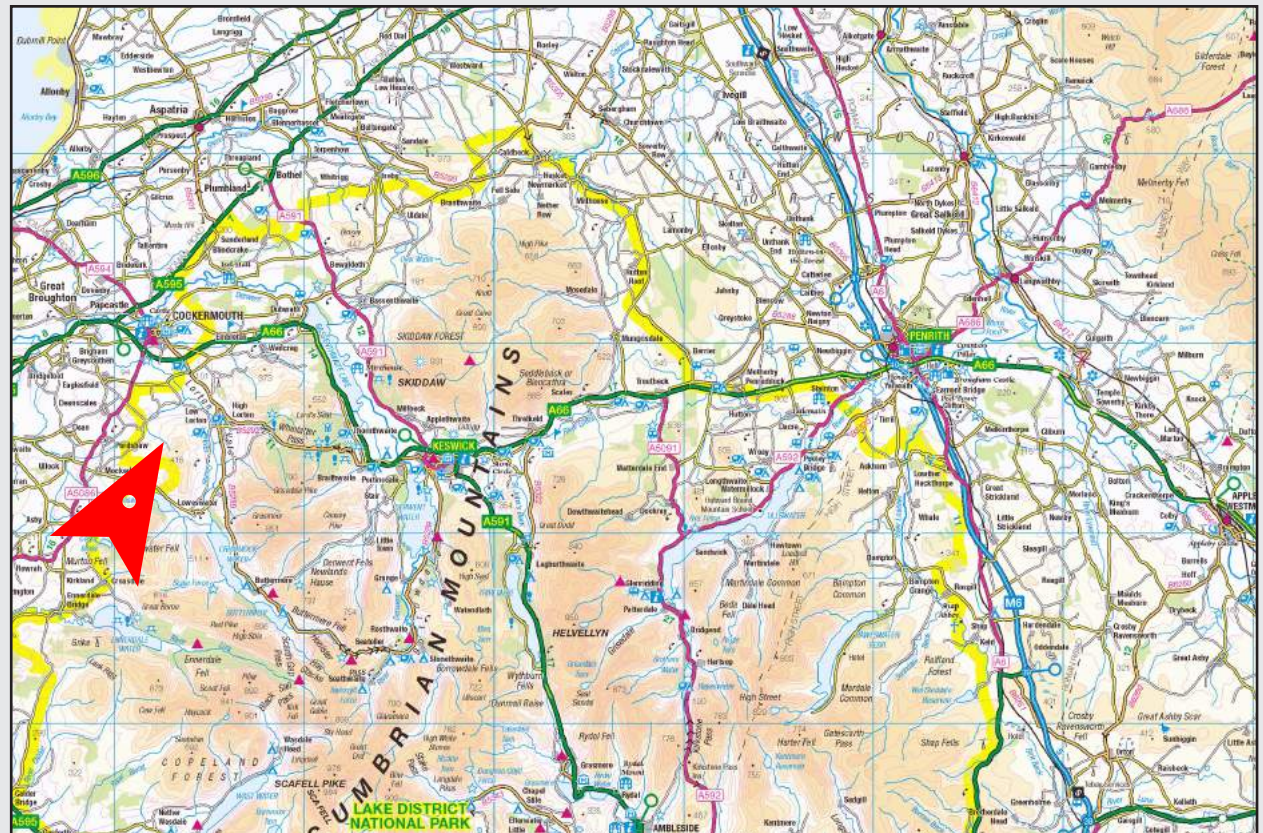
The farm buildings are centrally positioned, lying to the west of the Farmhouse, and benefitting from the planning permission under the Lake District National Park (ref: 7/2021/2193).

## Tourism

The Lake District National Park is a popular holiday destination for people across the UK and further afield. There is a wide range of local activities and attractions with 12 of the largest lakes in England and 3,105km of rights of way, the Lake District is never short of visitors needing places to stay.

## Directions

Take the exit off the M6 Motorway at Junction 40 (Skirsgill Interchange) taking the A66 exit towards Keswick. At the next roundabout, take the 3rd exit and continue onto the A66. Continue for approximately 15.6 miles then at the roundabout, take the 2nd exit and stay on Keswick Bypass/A66. Continue for approximately 12.8 miles then take the 1st exit at Lamplugh roundabout onto A5086. Continue for approximately 1.7 miles then take a left turn. Continue for approximately 1.5 miles then take a left turn and the farm entrance will be located on the left-hand side. Follow the track down to Fellside Farm.





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### Fellside Farmhouse

A spacious three-bedroom traditional Cumbrian Long House split over two floors. The property is of traditional stone rendered construction under a slate roof. The property benefits from excellent open views and is well positioned, located to the east of the farm buildings.

#### Ground Floor

**Entrance / Hallway (2.90m x 2.11m):** Fitted cupboards, doorway leading to kitchen, sitting room and up the stone stairs to the first floor.

**Kitchen (4.41m x 1.98m):** Wall and base units.

**Utility (2.34m x 3.79m):** Base units and plumbing for washing machine. Door leading to outside.

**Sitting Room (4.55m x 5.01m):** Wood burner with stone surround. Wooden beams.

**Dining Room (3.17m x 5.16m):** Open fireplace, accessed from the sitting room.

**Bathroom (4.51m x 1.64m):** Bath with shower overhead, with toilet and sink unit.

#### First Floor

**Bedroom 1 (3.21m x 2.39m):** Fitted cupboards.

**Bedroom 2 (4.11m x 5.49m):** Wooden beams.

**Bedroom 3 (5.20m x 3.36m)**

#### Outside

The house has ample parking to the front of the property with a landscaped garden area.

Adjoining the house is a stone built shed which is lofted (2.77m x 3.58m).



## Farm Buildings

All of the buildings are situated to the west of the Farmhouse and comprise of a range of traditional and semi-modern agricultural buildings. As follows:

**1. Traditional Range:** GEA approx. 8.05m x 34.64m

Formed of stone under a slate roof and lofted throughout. The loft is divided into two 4 bay compartments.

The loft is divided into 2, 4 bay compartments each measuring approximately (7.07m x 16.57m).

**2. Byre / Workshop:** GEA approx. 5.40m x 14.60m

Formed of stone under a slate roof.

**3. Implement Shed:** GEA approx. 11.00m x 8.00m

Stone built under an asbestos roof.

**4. Lean-to:** GEA approx. 4.60m x 9.10m

2 bay stone built workshop and storage under a tin roof.

**5. Livestock Building:** GEA approx. 6.45m x 26.50m

5 bay mono pitched steel portal framed building on concrete columns, with stone and block walls under a corrugated tin sheet roof.

**6. Bull Pen:** GEA approx. 4.80m x 3.30m

Concrete block walls under an asbestos roof.

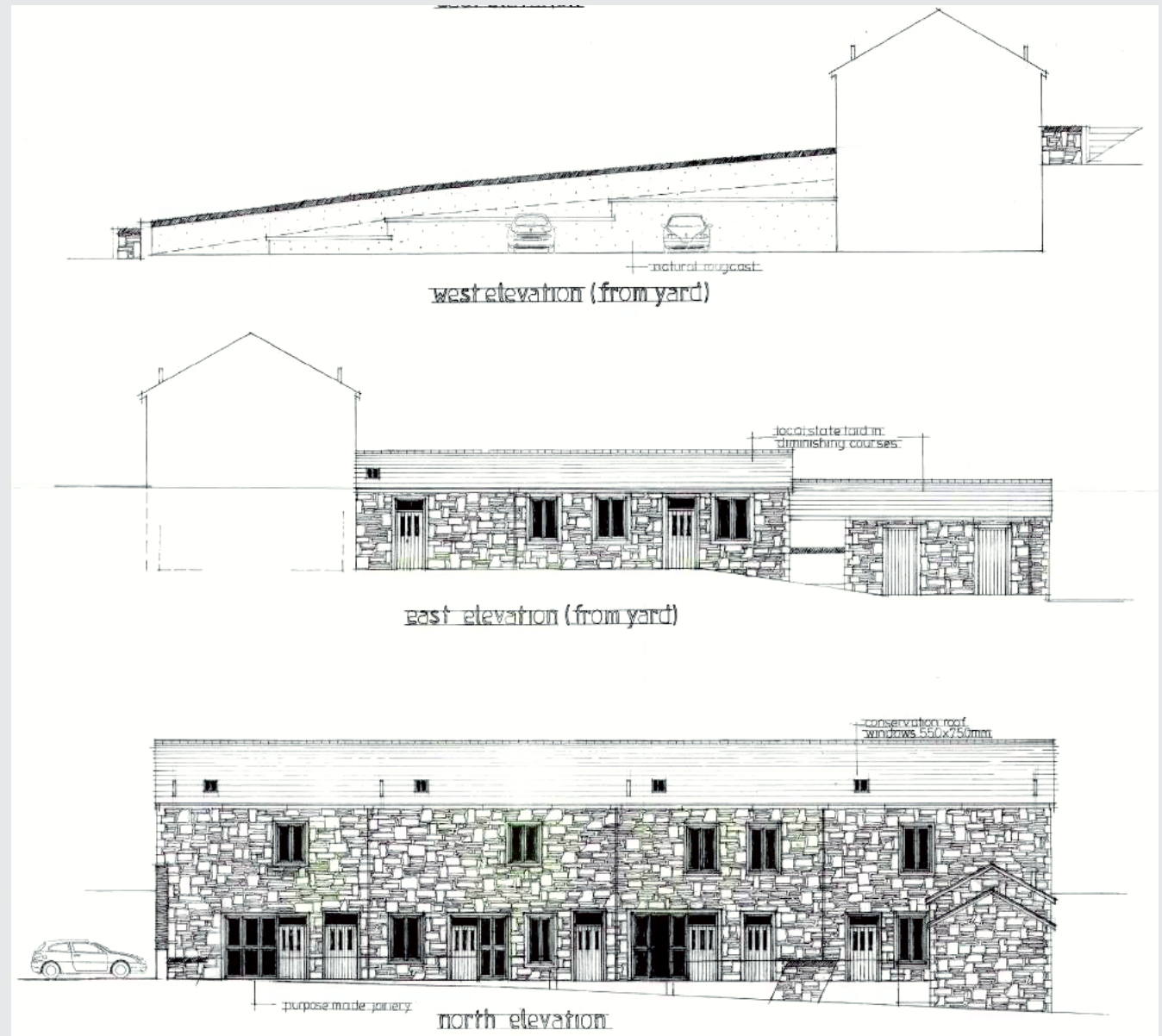
**7. Sheep Handling Pens**

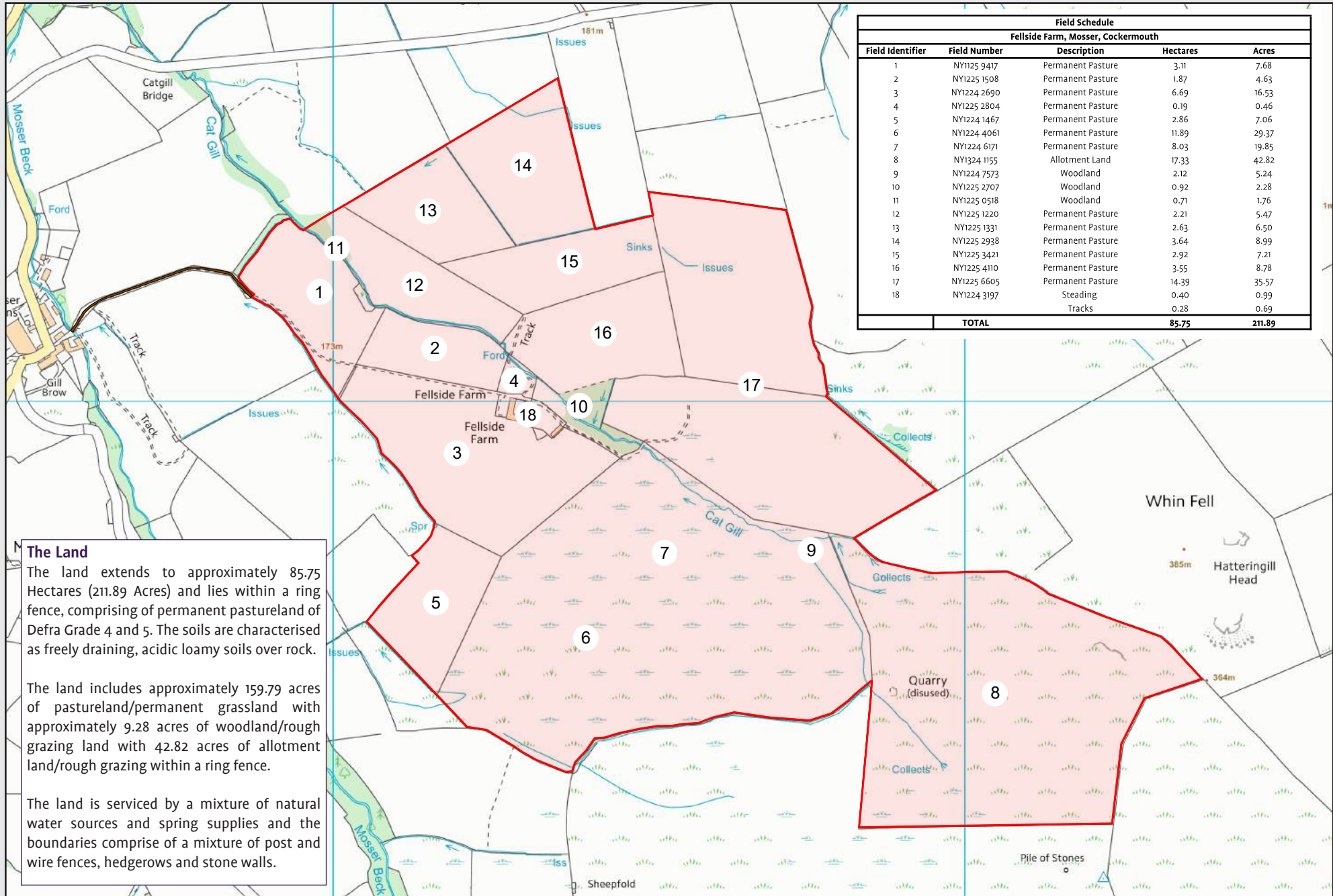
**8. Concrete Yard and Midden.**

## Planning Permission

The property benefits from planning permission for the conversion of the existing agricultural buildings to tourism accommodation. It is the responsibility of perspective purchasers to fully understand the conditions associated with the permission that has been granted.

Planning permission: Lake District National Park ref: 7/2021/2193.





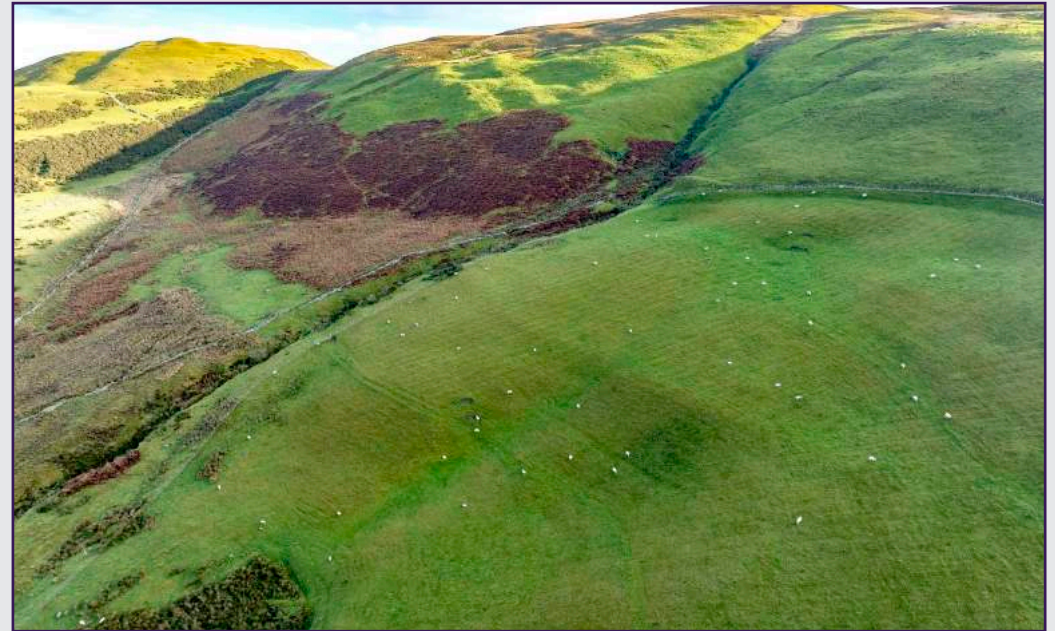
**The Land**

The land extends to approximately 85.75 Hectares (211.89 Acres) and lies within a ring fence, comprising of permanent pastureland of Defra Grade 4 and 5. The soils are characterised as freely draining, acidic loamy soils over rock.

The land includes approximately 159.79 acres of pastureland/permanent grassland with approximately 9.28 acres of woodland/rough grazing land with 42.82 acres of allotment land/rough grazing within a ring fence.

The land is serviced by a mixture of natural water sources and spring supplies and the boundaries comprise of a mixture of post and wire fences, hedgerows and stone walls.





### Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The purchaser(s) will be held to satisfy himself or herself on all such matters.

A public footpath extends across the farm track from Mosser Mains past the farm steading and heads north to the minor public road between Catgill Bridge and Low Lorton.

### Access

The property is accessed from a stone track from Mosser Mains (highlighted in brown on the plan) then the track leading through Fellside to the steading consists of a predominantly concreted track.

### Countryside Stewardship Scheme

The land is held under an Entry Level plus Higher-Level Stewardship Scheme.

### Basic Payment Scheme

The delinked payment under the basic payment scheme is to be retained by the Vendor.

### Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Megan Proctor.

### Method of Sale

The property is offered for sale by Private Treaty as a whole. Offers should be submitted to Megan Proctor, Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

### Services

The property is serviced by a mains single phase electric supply and a private water supply. Foul drainage is to a private septic tank. All telephone connections are subject to BT regulations.

The private water supply been recently upgraded.

Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

### Tenure and Possession

We understand the property is held freehold and offered for sale with vacant possession.

### Fixtures and Fittings

Fitted carpets, where present in the farmhouse, are included within the sale.

### Sporting and Mineral Rights

The sporting and mineral rights are included within the sale so far as the Vendors have title to them.

### Local Authorities

Cumberland Council (formerly Allerdale Brough Council) – 0300 373 3730

### Energy Performance Certificate

The EPC documents are available from the selling agents on request. G - 16

### Council Tax

Fellside Farm – Band B (Allerdale Borough Council/Cumberland Council)

### Plans and Schedules

These are based on Ordnance Survey, to be observed for reference only.

### Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.

### Local Authorities

Lake District National Park, Wayfaring House, Murley Moss Business Park, Oxenholme Road, Kendal LA9 7RL

Tel: 01539 724555

### Selling Agent

Megan Proctor MRICS FAAV

Edwin Thompson

FIFTEEN Rosehill

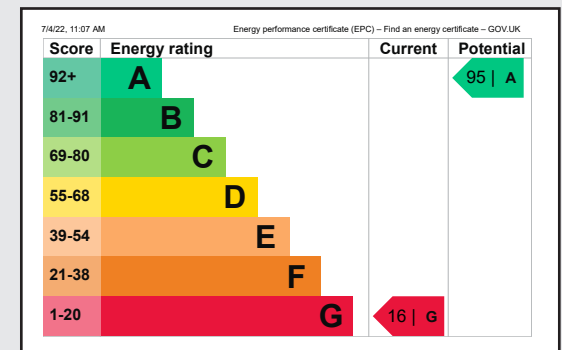
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Berwick upon Tweed  
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Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in December 2023