

Edwin
Thompson



RAISE LODGE FARM
Westward, Wigton CA7 8LY



Raise Lodge Farm

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Wigton
2.4 miles

Carlisle
12.4 miles
(all distances are approximate)

Cockermouth
15.2 miles

Keswick
20.3 miles

What3Words:///hubcaps.misted.study

A SMALLHOLDING COMPRISING OF A FOUR BEDROOM FARMHOUSE, ADJOINING ANNEX WITH A RANGE OF AGRICULTURAL BUILDINGS AND AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 4.42 HECTARES (10.92 ACRES) OVERALL.

FOR SALE AS A WHOLE

Raise Lodge Farm, Including Farmhouse, Adjoining Annex, Range of Traditional and Modern Agricultural Buildings and Approximately 3.42 Hectares (8.46 Acres) of Agricultural Land.

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

Selling Agents

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Carlisle
CA1 2RW

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Introduction

The sale of Raise Lodge provides an exciting opportunity to purchase a attractive smallholding located a short distance from the small town of Wigton and within a 15-minute drive to the Lake District National Park. Raise Lodge comprises of a four bedroomed farmhouse with adjoining annex, range of traditional and modern agricultural buildings and good quality agricultural land extending to approximately 3.42 Hectares (8.46 Acres).

The property lies within a favoured farming district in close proximity to Carlisle and Cockermouth where dairy and livestock rearing form the predominant agricultural enterprises.

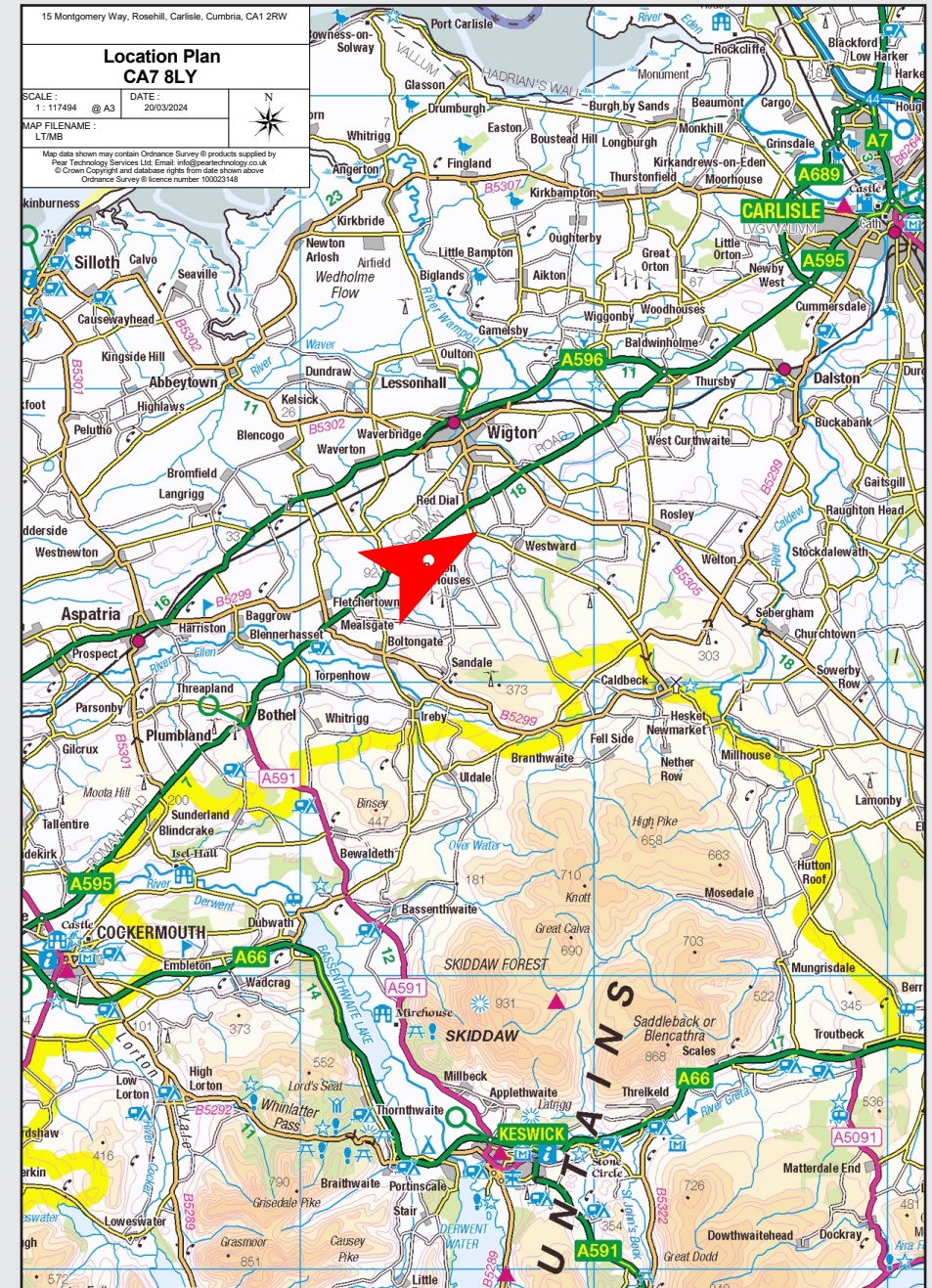
Location

Raise Lodge is situated approximately 1.8 miles from the small market town of Wigton, just outside of the Lake District National Park. Located between the rolling Lakeland Fells and the Solway Firth.

Wigton benefits from a range of amenities and services including a junior, primary and secondary school, public houses, shops and church. The town also benefits from a railway station on the Cumbrian Coast Line and access directly onto the A596 & A595 which is a primary transport route in Cumbria, connecting East and West Cumbria.

The City of Carlisle lies some 12.4 miles from the property and benefits from a broad range of amenities being the central hub for Cumbria and the Scottish Borders.

The surrounding area is a traditional and productive livestock area with local auction marts of Hopes Auction Mart (2.2 miles), Harrison and Hetherington, Carlisle (14.4 miles) Mitchells Auction Mart (18.2 miles) and Penrith & District Farmers Mart (24.2 Miles).





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Raise Lodge Farm

Farmhouse, Annex, Traditional and Modern Agricultural Buildings and Land Extending to approximately 3.42 Hectares (8.46 Acres).

Raise Lodge Farmhouse

A well-presented, spacious four bedroomed detached farmhouse presently laid out as a 3 bedroom farmhouse and a one bedroom annex extending to 3,466 sq. ft. (322 sq. m). The property is of stone construction under a slate roof. The property benefits from oil fired central heating system, a mixture of single and double glazing and offers spacious family accommodation.

Ground Floor

Entering from back door

Hallway

Kitchen: 4.30m x 4.34m

Oil fired Stanley (condition unknown), wall and base units. Exposed Beams. Electric cooker. Lino Floor.

Staircase to Annex Area and Access to Cellar

Bathroom: 2.90m x 2.80m

W/C, sink and shower.

Store: 1.15m x 2.80m

Living Room: 4.30m x 3.70m

Open Fire.

Living Room: 4.30mm x 4.34m

Open Fire

First Floor

Double Bedroom: 4.92m x 3.18m

Double Bedroom: 4.50m x 4.42m

Single Bedroom: 4.50m x 2.36m

Family Bathroom: 2.05m x 1.64m

WC, wash hand basin, bath with shower above.

Annex

A one-bedroom annex attached to the farmhouse.

Staircase leading to:

Open Plan Living Area: 4.35m x 10.30m

Wood Burning Stove. Exposed Beams

Kitchen: 4.20m x 4.20m

Electric oven, electric hob, wall and base units. Exposed beams. Door with stairs leading down into barn and storage room.

Double Bedroom: 4.50m x 3.52m

Family Bathroom: 2.04m x 2.10m

W/C, sink and shower.

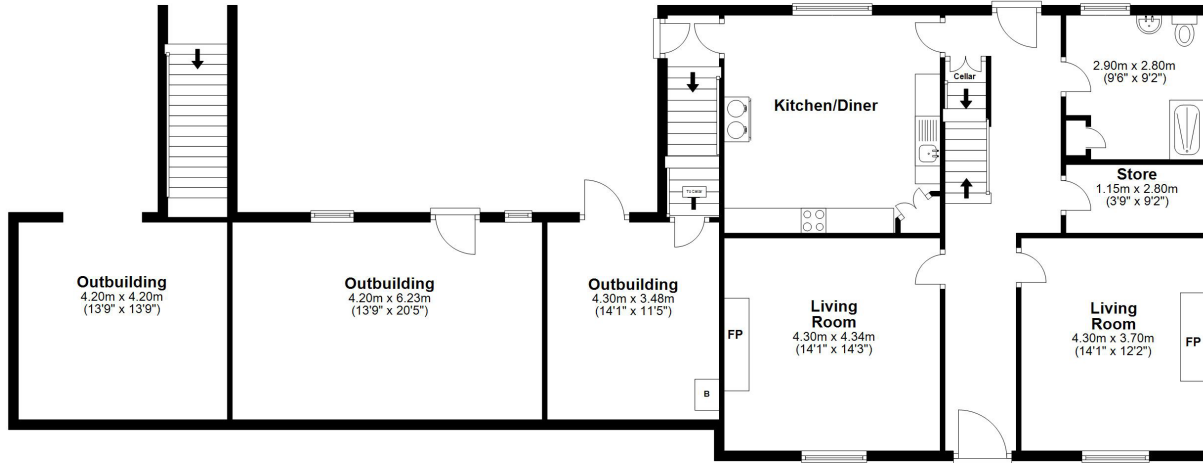
Door leading into house.

Outside

The property has a cobbled parking area to the rear with separate gravel driveway to the front of the house and extensive gardens with a number of mature trees.

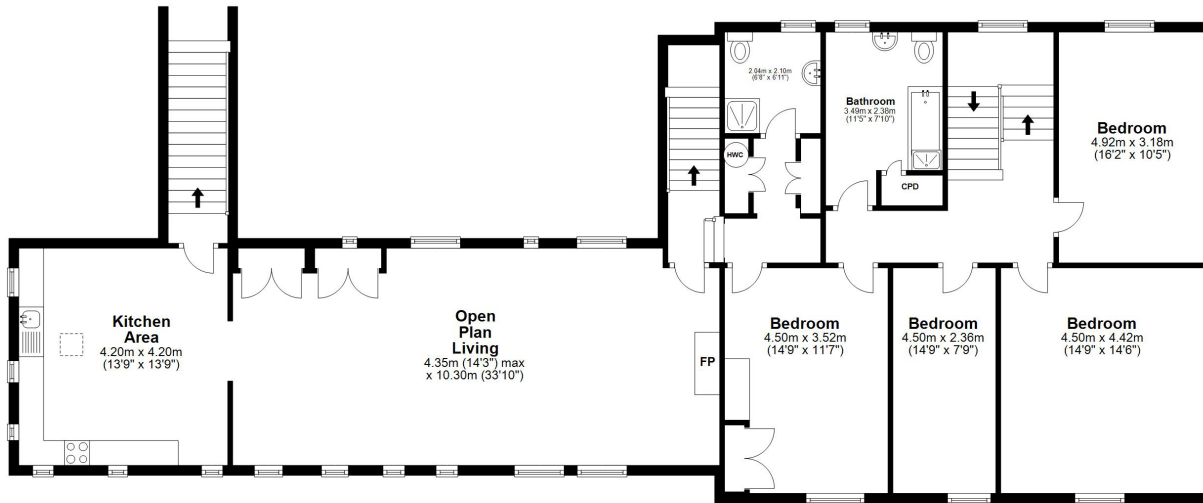
The property benefits from mains water and electricity. Drainage is to a private sewerage tank, which is located to the front of the property.

Ground Floor
Approx. 154.3 sq. metres (1661.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

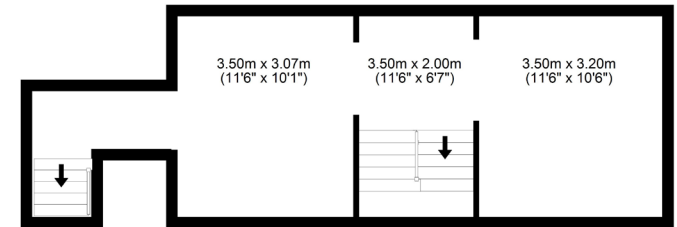
First Floor
Approx. 167.7 sq. metres (1805.1 sq. feet)



Total area: approx. 322.0 sq. metres (3466.3 sq. feet)

Cellar

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 33.4 sq. metres (359.9 sq. feet)

Farm Buildings

All of the buildings are situated at the farm steading to the north and west of the farmhouse. The following descriptions should be read in conjunction with the building plan.

1. Traditional Range

Sandstone construction under a slate roof, split into:

- Storage Area. Housing Boiler: 4.30m x 3.48m
- Store: 4.20m x 6.23m
- Store: 4.20m x 4.20m
- Store 16.39m x 6.41m
- Store: 4.27m x 5.54m
- Store: 5.48m x 4.33m

Stairs leading to:

- Store: 3.81m x 3.91m
- Store: 4.34m x 11.01m

2. Lean-To: 15.52m x 4.73m

Sandstone construction under a slate roof. Concrete floor

3. Concrete Pad:

4. Livestock Shed: 22.17m x 7.54m

Timber construction under a tin roof.

5. Livestock Shed. 27.25m x 12.76m

Steel portal frame construction under a fibre cement roof with concrete panel walls.

6. Storage Shed: 5.29m x 14.41m

Brick construction with box profile roof.

7. Storage Shed: 7.96m x 13.87m

Steel portal frame with box profile roof.

8. Storage Shed: 25.41m x 4.63m

Single storey of sandstone construction under a slate roof, split into 5 separate areas.

9. Storage Shed: 12.23m x 4.82m

Timber/metal frame with tin clad roof.

10. Sandstone Shed: 6.83m x 6.60m

Sandstone construction under a slate roof with loft.

11. Former Pig Hulls: 27.45m x 2.56m

Sandstone construction under a slate roof split into five storage areas.

12. Garage: 4.52m x 3.76m

Sandstone construction under slate roof.

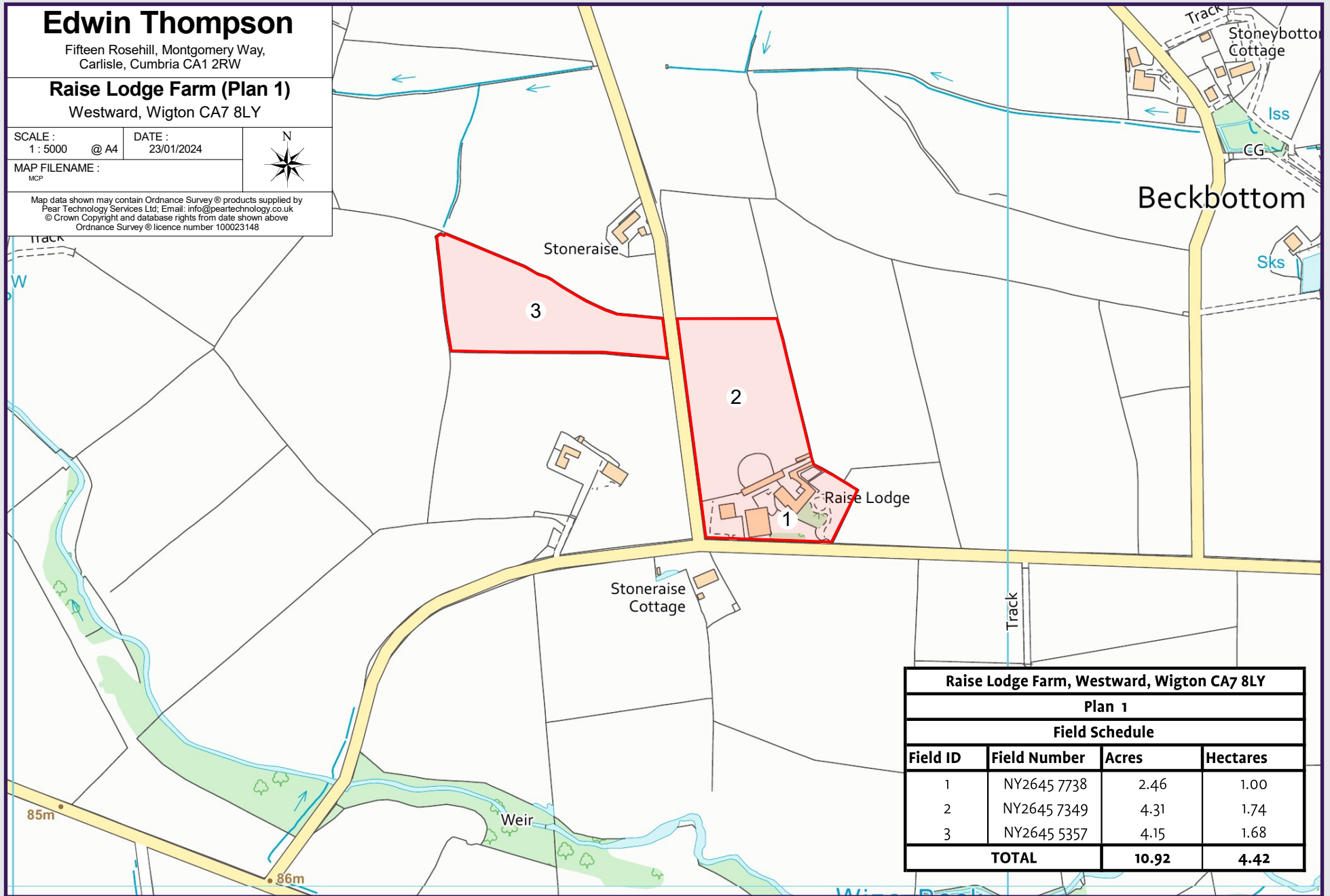
13. Storage Area: 3.36m x 3.15m

With sink.

14. Storage Area: 3.36m x 3.15m

With door leading into House.







The Land

The land extends to approximately 3.42 Hectares (8.46 Acres) and lies within two separate field enclosures. One of which is located to the rear of the house and buildings and one which is located a short distance down the road. All of the land is accessed directly off the public highway. There may be further land available by separate negotiation.

Boundaries

The boundaries comprise of a mixture of post and wire fences and hedgerows.

Land Classification

The land is classified as predominantly Grade 3 agricultural land, with slowly permeable seasonally wet acid but base rich loamy and clayey soils, best suited to grassland and arable production.



General Rights and Stipulations

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

Environmental Stewardship

There are currently no environmental stewardship schemes on the property.

Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Mr Matthew Bell.

Method of Sale

The property is offered for sale by private treaty as a whole. Offers should be submitted to 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.

The vendors reserve the right to sell the property without notice.

Services

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

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

Please note that no formal investigation has been carried out on the sewerage tank. This may not meet the General Binding Rules 2020 and the property is being sold on this basis.

The land benefits from a mains water supply.

Tenure and Possession

We understand the property is held freehold.

Vacant Possession will be given upon completion.

Fixtures and Fittings

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

Sporting and Mineral Rights

Sporting rights are included within the sale so far as the sellers have title to them. The mines and minerals are owned by a third party and are therefore not included within the sale.

Energy Performance Certificate

Raise Lodge Farmhouse / Annex EPC is F. The EPC documents are available from the selling agents on request.

Council Tax

Raise Lodge Farmhouse – Band D (Cumberland Council)

Boundary

The purchaser of the property within three weeks of completion will be required to erect and maintain a Rylock double barbed fence on the new boundary of Field 2. Further details can be obtained from the sole selling agents.

Listed Building

The Farmhouse and adjoining barn are Grade II listed under reference 1311719.

Plans and Schedules

These are based on Ordnance Survey and Rural Land Register, 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.



RAISE LODGE FARM

Westward, Wigton CA7 8LY

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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

Registered office: 28 St John's Street,
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Regulated by RICS



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1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
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 March 2024