



Guide Price £399,950

Particulars of sale of:  
**East End Farm,**  
**Mealrigg, Aspatria**  
**Wigton CA7 3LE**  
EPC Band E



# East End Farm, Mealrigg, Aspatria, Wigton

## Cumbria CA7 3LE

EAST END FARM IS AN ATTRACTIVE 2/3 BEDROOMED HOUSE SET IN ITS OWN SPACIOUS GROUNDS IN OPEN COUNTRYSIDE APPROXIMATELY 10 MILES NORTHWEST OF WIGTON, TOGETHER WITH BUILDINGS AND LAND EXTENDING AS A WHOLE TO APPROXIMATELY 3.48 ACRES (1.41 HA) OR THEREABOUTS.

Wigton 10 miles – Aspatria 3 miles – Silloth 7 miles  
(all distances are approximate)

The former farm is now used as a small holding and is ideal for equestrian use.

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

The What3Words location for the entrance to East End Farm is [///tributes.duty.fell](https://www.what3words.com/tributes.duty.fell)

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



### Introduction / Location

East End Farm is situated in unspoilt open countryside, approximately half a mile away from the public highway, accessed via a shared access lane. The house is of stone and brick construction, part rendered under a slate roof and provides comfortable accommodation on two floors.

To the outside are spacious grounds, stables/loose boxes for six horses and ponies together with an adjoining crop storage building, turnout paddocks and an adjoining field extending as a whole to 3.48 acres (1.41 ha) or thereabouts. The property would appeal to anybody wishing to use the property as a small hobby farm or for equestrian purposes.

### Directions

From the east proceed along the A596 Wigton bypass, through the village of Waverton. Continue for 2.4 miles and take the 4<sup>th</sup> right turn signed Langrigg, Westnewton and Allonby. Continue along this road for 2.9 miles before turning right onto the B5301 signed Tarns and Silloth. Continue on the B5301 for 0.8 miles before turning right (at the Royal Mail post box) onto the shared access lane. East End Farm is the fifth property on the left.

From the west turn left in the centre of Aspatria past the Esso Garage signed Westnewton, Silloth, B5301. Continue along the B5301 through the outskirts of the village of Westnewton. On leaving the village of Westnewton continue for approximately 0.9 miles before turning right at the Royal Mail post box onto the shared access lane. East End Farm is the fifth property on the left.

The What3Words location of the main entrance to the farmyard of East End Farm is

///tributes.duty.fell

The postcode if using Satnav is CA7 3LE, but please be advised that some Satnav's do not link to the correct location.

### Viewing

Viewing by prior appointment only with the Sole Agents,  
Ian Ritchie Land Agents Ltd, Shannondale,  
Newbiggin, Penrith CA11 0HT.

Tel: 07885 813 686 or 07719 470 597

Email: [office@ianritchielandagents.co.uk](mailto:office@ianritchielandagents.co.uk)

### Method of Sale

The property will be offered for sale by private treaty as a Whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd using the offer form which can be downloaded from the Sole Agent's website.

**The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd.**

The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

### Summary of Property/Guide Prices

The property has a guide price of £399,950 for the house, buildings and land extending as a Whole to 3.48 acres (1.41 ha) or thereabouts.



### General Description

The house is of stone and brick construction, part rendered under a slate roof. It benefits from double glazed units and can be described as:

### Ground Floor

#### Front Porch

uPVC double glazed construction with polycarbonate roof sheeting. Doorway to:

#### Living Room/Dining Area

7.18m max x 4.06m complete with Woodburning Villager Stove in brick surround with tiled hearth. Laminate flooring.

Access through to kitchen

#### Kitchen

3.82m max x 5.86m. Fitted wall and floor units with worktops. 1½ stainless steel sink unit with single drainer and mixer tap. Electric cooker. Plumbed for dishwasher and washing machine. Fitted display unit. Trianco Eurostar TRG solid fuel boiler heating hot water and central heating. Part tiled walls. Rear entrance porch with WC and wash handbasin.

#### Side Porch

1.89m x 4.94m with access doors to front and rear elevations of the house.

### Sitting Room



### Dining Room



### Kitchen



### First Floor

Access to the first floor is taken via staircase from the living/dining room. The first-floor accommodation comprises:



### Large Open Galleried Landing

4.04m max x 3.39m max. Currently used as an office which could be boxed off to create a third bedroom.

### Bedroom 1

Double Room. 3.91m x 3.32m

### Bathroom

2.88m x 2.40m. Part tiled walls. 3-piece suite to include bath, wash handbasin and WC together with separate electric shower cubicle with Triton T-80 shower unit. Cushion flooring.



### Separate Airing Cupboard

With hot water cylinder fitted with electric immersion heater with cold water header tank above.

### Bedroom 2

Double Room. 3.62m max x 4.08m.

### Outside

To the front, western side and rear elevation of the house is a sizeable lawned area together with small potting shed of concrete block construction and a Willerby Herald 28 Static Caravan. The caravan has been used for storage of paperwork and as an office and as such is not plumbed.



### Services

The property benefits from mains electricity, mains water and has septic tank drainage. Please note that no formal investigation has been carried out as to the operation of the septic tank. This may not meet current General Binding Rules 2020 and the property is being sold on this basis. The telephone is installed subject to British Telecommunications Regulations.

### Council Tax

We understand that Cumberland Council has scheduled the property as lying within Band B.

### Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



## Buildings

The buildings are located immediately adjacent to the house and have been used by the current owners for the housing of horses, ponies and sheep. They are of predominantly semi modern construction and can be described as follows:

- 1. Workshop and Solid Fuel Storage Shed** of concrete block construction under monopitch corrugated steel sheeted roof.  
9.38m x 3.19m
  - 2. Building** of concrete block construction under a box profile monopitch roof comprising:
    - a) Large Stable. 4.04m x 5.85m.
    - b) Stable. 4.63m x 3.96m.
    - c) Lambing Shed/Machinery Shed/Field Shelter. 6.33m x 4.05m.
  - 3. Concrete Yard**
  - 4. Concrete Walled Open Middenstead**
  - 5. Stable Block** of stone and concrete block construction under asbestos cement dual pitched roof comprising:
    - a) Stable. 4.58m x 5.09m.
    - b) Stable. 5.05m x 4.67m.
- All of the above-mentioned stables have been used over the years for mares and foals and have enough headroom to be used by horses as well as ponies.
- 6. 5-Bay Steel Framed Hay/Crop Store/Machinery Shed** with stone floor. Part clad and rooved with corrugated steel sheeting.
  - 7. Pony Looseboxes** of concrete block and brick construction under asbestos cement roof leaning to the above-mentioned crop storage building.
    - a) Loosebox. 2.38m x 5.30m.
    - b) Loosebox. 2.56m x 3.68m.

Aerial View from the north



Building 2



Building 5



Buildings 5, 6 and 7



Building 6





## Land

All of the land is currently sown down to permanent pasture and is being grazed by sheep. To the east and north of the buildings are two small turnout paddocks with the main field lying to the north of the main stable block area. In total the area occupied by the house, lawns, buildings and land extends as a Whole to 3.48 acres (1.41 ha) or thereabouts.



## General Remarks

### Tenure

We understand that the title of the property is freehold. The property will be sold with the benefit of vacant possession.

### 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. Vacant possession will be given on completion.

### Ingoings

There are to be no other ingoing claims effecting the property.

### 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.

### 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 Government Anti-Money Laundering Regulations relating to the sale of property, we as Sole 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.

### Further Photographs and Drone Footage

Additional photographs, drone footage and videos of the farmhouse, buildings and land can all be viewed on the website of the Sole Agents, [www.ianritchielandagents.co.uk](http://www.ianritchielandagents.co.uk).

From the Home page, select 'Properties for Sale' and then click on the text saying 'East End Farm' which is located to the right of the photograph of the farmhouse. From here it is possible to view particulars, offer form, additional photographs of the property and video/drone footage.

### Image Capture Dates

All of the photographs and video footage were taken during May 2024.

### 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 whatsoever 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 vendors reserve the right to sell the property without notice.**

### Solicitors

If you require any information of a legal nature, please contact the vendors solicitors Abbie Crystal at:



Bendles Solicitors  
1 Victoria Place  
Wigton  
Cumbria  
CA7 9PJ  
Tel: 016973 42121  
Email: [amc@bendlessolicitors.co.uk](mailto:amc@bendlessolicitors.co.uk)

### Sole Agents

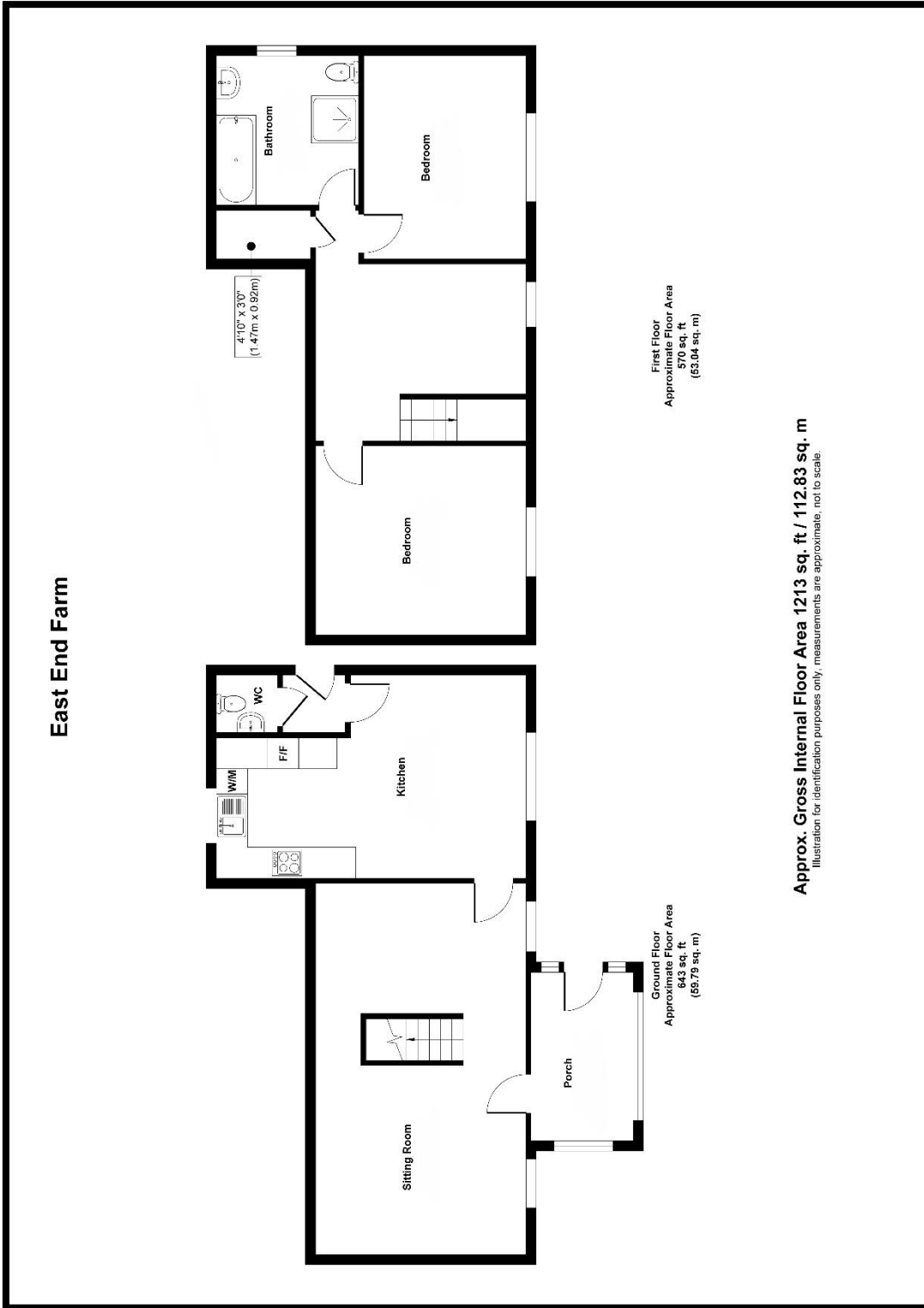


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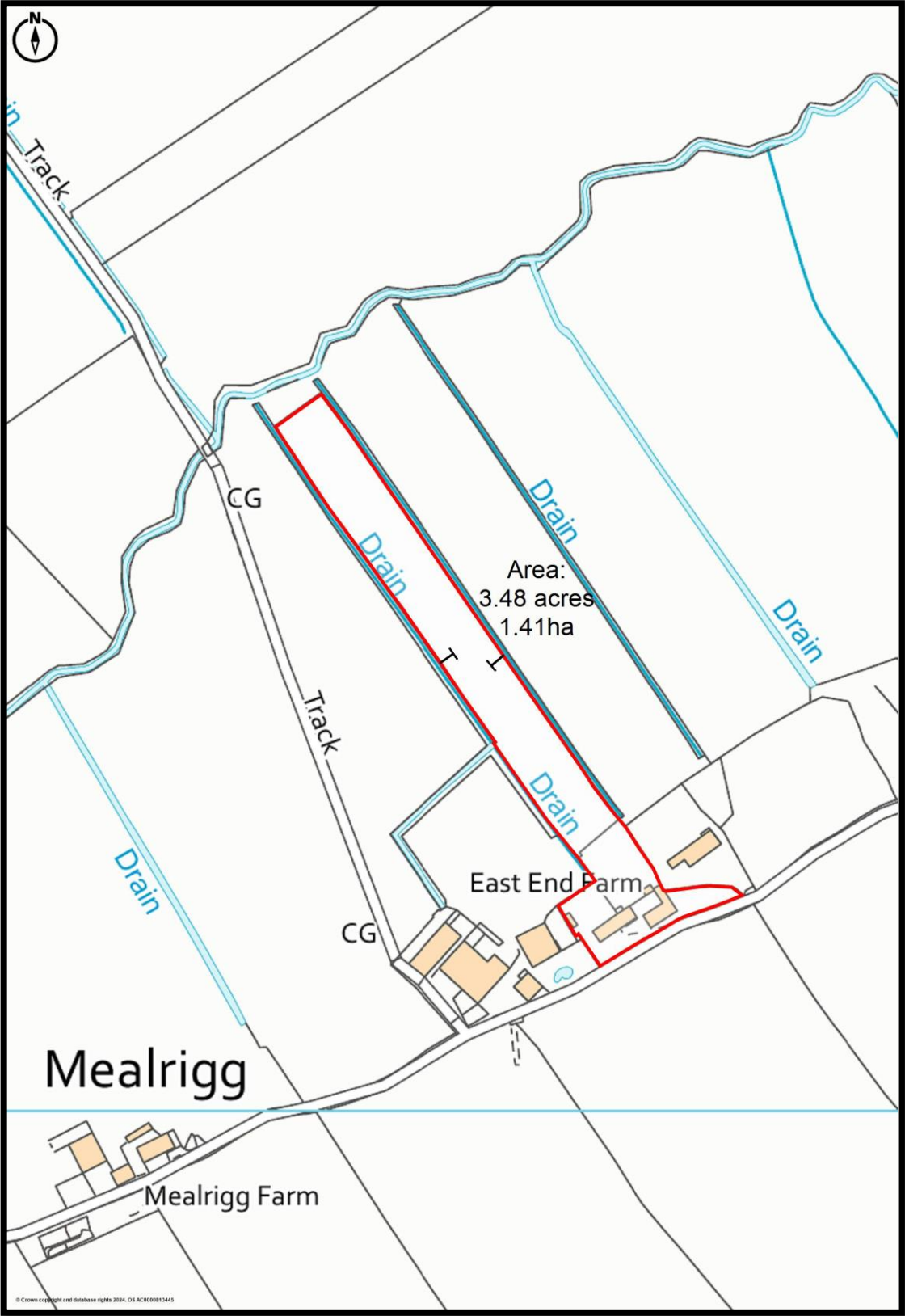
Particulars prepared: May 2024  
Photos taken May 2024  
Video footage taken May 2024



# Floor Plan



# Sale Plan



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# Location Plan of East End Farm

