



Guide Price £895,000

Particulars of sale of:

Pine Lodge,

Ivy House Stables

Skelton Wood End, Penrith CA11 9UB

EPC Band C

# Pine Lodge, Ivy House Stables, Skelton Wood End, Penrith, Cumbria CA11 9UB

PINE LODGE IS A DELIGHTFUL SMALLHOLDING CONSISTING OF A 3 BEDROOMED HOUSE BUILT IN 2019 SET IN ITS OWN GROUNDS APPROXIMATELY 11 MILES NORTHWEST OF PENRITH TOGETHER WITH AN EXCEPTIONAL SET OF MODERN BUILDINGS AND LAND EXTENDING TO JUST UNDER 10 ACRES AS A WHOLE.

◆ M6 Junction 41 - 7 miles ◆ Penrith - 11 miles ◆ Carlisle - 14 miles  
(all distances are approximate)

The property is currently used as a stud farm but is suitable for a variety of different uses subject to any necessary planning permission for change of use.

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

The What3Words location for the entrance to Pine Lodge is [///guides.basic.streamers](https://www.what3words.com/#!/en/3w://guides.basic.streamers)

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



### Introduction / Location

Pine Lodge is situated in open countryside approximately 11 miles from Penrith and 14 miles from Carlisle and only 7 miles from Junction 41 of the M6. The house itself, built in 2019, has been built to a high standard and is of cavity wall construction under a slate roof.

The property is currently being used as an equestrian stud farm, benefitting from extensive modern steel portal framed buildings currently being used for the housing of horses, but with so much potential for other alternative uses.

The property would be ideal for those wishing to own a small holding with the benefits of extensive steel portal framed buildings and adjoining paddocks which are all ring fenced and sit next to the buildings.

### Directions

From the north or south leave the M6 at Junction 41 and take the B5305 following signs for Wigton and Silloth. Continue along the B5305 for a total of 6 miles before turning right signed Skelton Wood End. Continue 0.4 miles before turning left, continue for a further 0.2 miles and turn right. Pine Lodge is the first property on the right-hand side after 0.1 miles.

The What3Words location of the main entrance to the farmyard of Pine Lodge is

[///guides.basic.streamers](https://www.what3words.com/#!/guides.basic.streamers)

The postcode if using Satnav is CA11 9UB, 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 £895,000 for the house, buildings and land extending as a Whole to 9.96 acres (4.03 ha) or thereabouts.

### General Description

The house, built in 2019, is of cavity wall construction with sandstone facing and wet dash rendering. It has a slate roof and is presented to a high standard. It is double glazed throughout with bespoke handmade hardwood windows and has flagged flooring with underfloor heating throughout the ground floor. It can be described as follows:

### Ground Floor

#### Wooden Front Door to Reception Hall

2.08m x 1.98m

#### Hallway to Utility Room

3.30m max x 2.07m. Side entrance door. Plumbed for washing machine and dryer. Belfast type sink with mixer tap. Quartz worktop and drainer.

Adjoining WC with wash handbasin and extractor fan. The hallway leads round to the kitchen/living and dining area.

#### Kitchen/Living/Dining Area

6.88m max x 8.71m. This spacious living area benefits from bespoke hardwood bi-folding doors to a raised patio area outside together with side french doors to the garden.

The kitchen is fitted with an island with integrated drinks cooler, two drawers and storage cupboard together with seating area. The kitchen also has various wall and floor units and is fitted with a Rangemaster Toledo Plus Electric double oven and grill and six-ring gas burner. A Belfast type sink is fitted with mixer tap and granite worktops with splash backs. The kitchen is well appointed and benefits from a Lamona built in dishwasher and microwave. Also incorporated into the kitchen/living/dining area is a study/relaxation area with side windows to two aspects of the house. The room is fitted with a 'Clock Blithfield Compact' multi-fuel stove sitting on a Westmorland slate hearth.

#### Understairs Cupboard

3.16m max x 1.66m max. Specifically designed and used as an office

#### Staircase to sizeable main landing

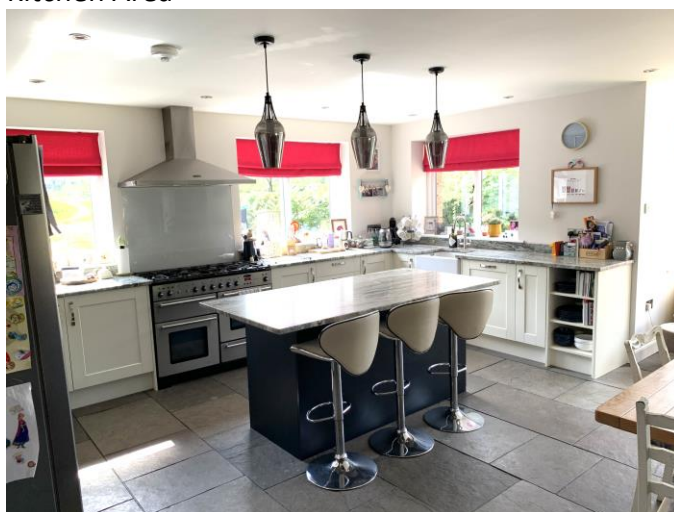
### Living Area



### Dining Area



### Kitchen Area



### First Floor

The first-floor accommodation comprises:

#### Open Galleried Landing

1.74m max x 6.60m max.

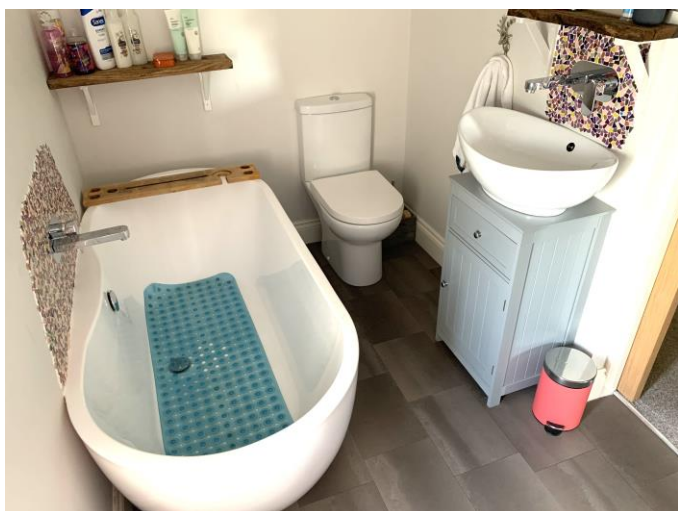
#### Bedroom 1 (Master Bedroom with En-suite)

Double Room. 5.22m max x 3.26m max with built in wardrobes and en-suite shower room 1.95m x 1.95m. Fitted with WC, wash handbasin, heated towel rail and walk-in shower. Lino flooring.



#### Family Bathroom

1.95m x 3.14m with WC, wash handbasin, free standing double ended bath. Separate walk-in shower with shower boards. Heated towel rail. Lino flooring.



#### Bedroom 2

Double Room. 3.52m max x 5.33m max.

#### Bedroom 3

Single Room. 3.37m x 1.98m.

### Outside

To the side and rear elevations of the property are lawned and patio areas together with a sunken trampoline and rubber matted play area.



### Services

The property benefits from mains electricity, mains water and has a Package Treatment Plant. The house is double glazed with bespoke handmade hardwood units, and benefits from underfloor heating on the ground floor, fired from an LPG boiler. The telephone is installed subject to British Telecommunications Regulations.

### Council Tax

We understand that Westmorland and Furness Council has scheduled the property as lying within Band C.

### Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Buildings

To the side elevation of the house is an extremely useful range of steel portal framed buildings. They are complemented with a sizeable yard which is surfaced with a mixture of tarmac and hardcore surfaces. The buildings have water and electricity laid on and can be described as follows:

### Shed 1

43.40m x 20m.

7-Bay Steel Portal Framed Building under asbestos cement roof with concrete block walls and concrete flooring.

3- Bays house the following equipment:

- Equine swimming pool.
- WC and wash handbasin.
- Pool filtration system shed.
- Office/Al laboratory.
- Tack room.
- Horse solarium.
- Horse wash bay with shower.
- Staffroom.

Equine Swimming Pool



The 4 adjoining Bays house a 3-phase electric powered 8-horse walker.

8-Horse Walker



### Shed 2

23.60m x 20m.

Steel portal framed building under box profile steel sheeted roof with concrete panel walls and concrete floor. 3-Bays are used for loose housing with a further Bay used as a machinery storage area.

### Shed 3

Isolation/Foaling Box of timber framed and clad construction under box profile steel sheeted roof fitted with CCTV connected to screen in main bedroom in house.

### Openair 4-Bay Midden Area

Stone base. Wooden walls.



### Shed 4

43.50m x 12.60m.

7-Bay Steel Portal Framed Building. Concrete floor. Concrete panel walls. Fibre cement roof. Housing 25 Monarch Imperial Stables each on Quattro rubber floor matting with auto-drinkers. The stables are of sectional hardwood and galvanised steel construction with each stable measuring 3.20m x 3.80m.

25 Monarch Imperial Stables



**Circular Outdoor Lunging Area** with fibre sand base.

**Carnaby Regent Static Caravan**

## Land

All of the land is currently sown down to permanent pasture which is ring fenced and adjoins the yard and buildings. In total the area occupied by the yard and paddocks extends to 9.96 acres (4.03 hectares) or thereabouts. The land has been split up into various paddocks with access tracks between them. There is also a hard access track leading from the yard in a south-westerly direction to the council adopted highway. The land is split into 5 paddocks, the majority of which are fitted with an electrified top wire mains electric fencing system with water troughs in each paddock.



## History

The property was formerly part of Ivy House, the yard of National Hunt Racehorse Trainer Jonjo O'Neill. The yard has been split into two separate neighbouring properties to form Pine Lodge Ivy House Stables and a neighbouring equestrian facility.

Pine Lodge Ivy House Stables is currently being used as a livery yard with a current capacity of up to 25 and a rehabilitation centre to use the equine swimming pool for fitness programmes. It is also used as a stud specialising in the artificial insemination of brood mares and also as a foaling and stallion centre. The property is exceptionally well equipped for its current use but could easily be adapted for numerous other uses where the clear span steel portal framed buildings could be easily converted or adapted for agricultural use, general purpose storage, workshops etc, subject to any necessary planning permissions for change of use that may be required.

Access is currently taken to the yard from the council adopted highway next to the house. However, if required and subject to any consents that may be required, the existing track leading from the south of the stable block could be upgraded to form a private access road into the property from the council adopted highway to the south.

## General Remarks

### Tenure

We understand that the title of the property is freehold. The land 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.

### Business Rates

Small business rates are currently levied on the property and are subject to stud relief and small business rate relief.

We understand that if the property was no longer to be used as a base of a commercial business and it was to be used for private use only it will be possible to have the property de-rated.

### Further Photographs and Drone Footage

Additional photographs, drone footage and video of the property can all be viewed on our website [www.ianritchielandagents.co.uk](http://www.ianritchielandagents.co.uk).

From the Home page, select 'Properties for Sale' and then click on the text saying 'Pine Lodge' which is located to the right of the photograph of the house. 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 Avelina Wright at:



Oglethorpe Sturton & Gillibrand Solicitors  
17 Main Street  
Kirkby Lonsdale  
LA6 2AQ  
Tel: 015242 71388  
Email: [Avelina.wright@osg.co.uk](mailto:Avelina.wright@osg.co.uk)

### Sole Agents

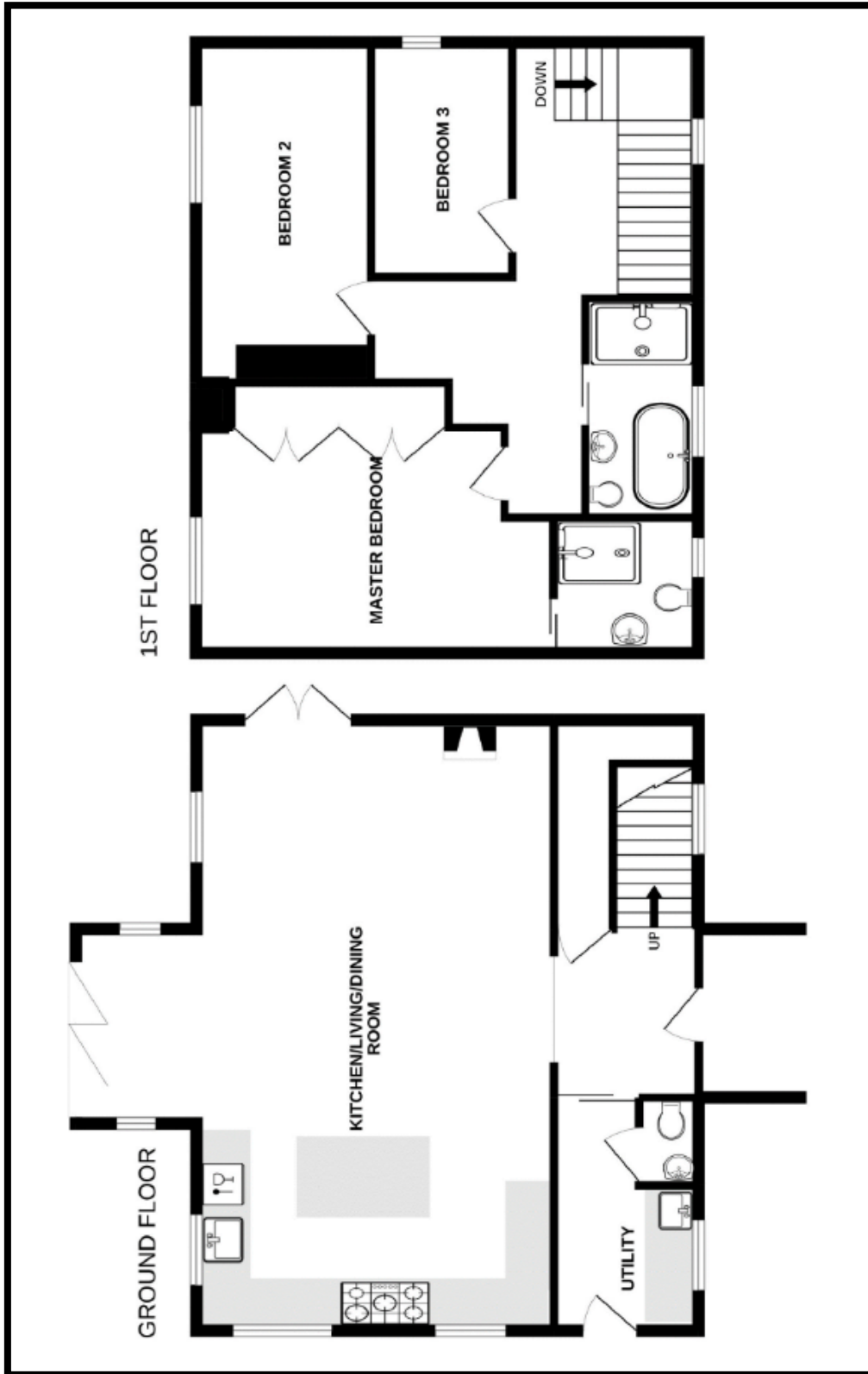


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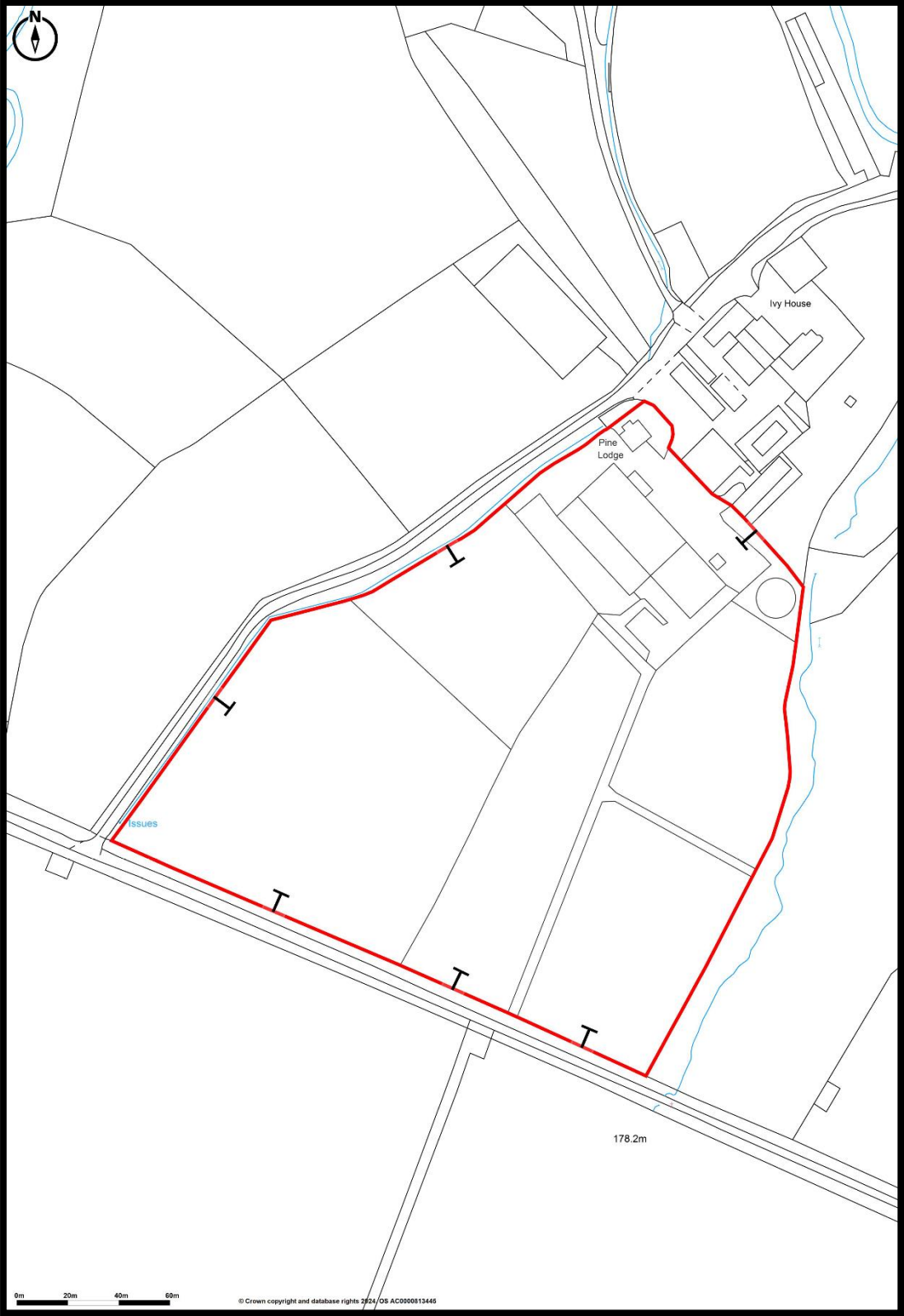
Particulars prepared: May 2024  
Photos taken May 2024  
Video footage taken May 2024



# Floor Plan



# Sale Plan



# Location Plan of Pine Lodge

