



Particulars of sale of:
Jenkin Farm & Jenkin Cottage
Embleton
Cockermouth
CA13 9TN

EPC of both houses – Energy Rating F

Jenkin Farm & Jenkin Cottage

Embleton, Cockermouth

Cumbria CA13 9TN

A WELL-PRESENTED STOCK REARING FARM SITUATED WITHIN THE LAKE DISTRICT NATIONAL PARK IN PICTURESQUE RURAL AREA PROVIDING BREATHTAKING VIEWS OVER THE SOLWAY TO SCOTLAND, TO THE ISLE OF MAN AND THE NORTHERN LAKE DISTRICT

◆ Cockermouth - 4 miles ◆ Keswick - 11 miles ◆ Junction 40 M6 - 39 miles
(all distances are approximate)

Sizeable traditional Cumbrian 4 bed farmhouse with adjoining 2 bed cottage together with a range of traditional and semi-modern farm buildings located next to an extremely quiet council adopted highway situated within the northern part of The Lake District National Park. Offered with agricultural land and woodland in various sized Lots extending as a Whole to 171.51 acres (69.41 ha) or thereabouts.

Lot 1 – Farmhouse, Cottage, Buildings and Land extending to 23.34 acres (9.45 ha) or thereabouts

Lot 2 – An extremely useful block of good quality mowing and grazing land extending to 56.07 acres (22.69 ha) or thereabouts

Lot 3 – Grazing land together with two smaller areas of woodland extending to 92.10 acres (37.27 ha) or thereabouts

FOR SALE BY PRIVATE TREATY IN 3 LOTS OR AS A WHOLE

The What3Words location for the entrance to the farmyard is [///hill.showering.search](https://www.what3words.com/#!/en/@@@hill.showering.search)

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



Introduction / Location:

Jenkin Farm is located in open countryside to the east of Lorton Vale nestling below Embleton High Common and Long Fell. The farmyard sits next to an unclassified council adopted road with the A66 Cockermouth to Penrith road lying about 1.5 miles due north as the crow flies. The property lies between the two well known Cumbrian towns of Cockermouth and Keswick and is only 39 miles west of Junction 40 of the M6 motorway.

Primary schools are located at Lorton, Paddle School and Cockermouth with secondary schools located at Cockermouth and Keswick.

Jenkin Farm has been in the Teasdale family for two generations and formerly was used to graze Swaledale Ewes run with the Blue Faced Leicester tup to produce Mule Gimmers. The farm was also used to rear suckler cows and calves with their progeny being sold throughout Cumbria.

In recent years the farm has been grasslet out to a neighbouring farmer with the land being presented in extremely good condition. The property has come onto the market following the death of its former owner. The farmhouse and adjoining cottage are extremely presentable, but some may be of the opinion that they require modernisation. The property is suitable for multi-generational living or possibly for an alternative use such as Airbnb, holiday lets etc.

Adjacent to the farmhouse and cottage are two ranges of traditionally constructed farm buildings which may hold further possible development potential subject to any necessary planning and building regulation consents that may be required.

Summary of Property/Guide Prices

Lot 1 – Guide Price £1,120,000

Consists of the 4 bedroomed farmhouse, 2 bedroomed cottage, range of traditional and semi-modern buildings and land extending to 23.34 acres (9.45 ha) or thereabouts.

Lot 2 – Guide Price £480,000

A block of mowing and grazing land with roadside frontage extending to 56.07 acres (22.69 ha) or thereabouts.

Lot 3 – Guide Price £510,000

A block and land and woodland extending to 92.10 acres (37.27 ha) or thereabouts with roadside frontage along its northern boundary.

Guide Price as a Whole – £2,110,000

Directions:

From the north or south leave the M6 at Junction 40 and take the A66 in a westerly direction following signs for Keswick and Cockermouth. Proceed past the town of Keswick and stay on the A66 which travels along the western shore of Bassenthwaite Lake. At the northern end of Bassenthwaite Lake continue past the former railway station for 2.2 miles before turning left and leaving the A66 following signs for Lorton and Buttermere. Proceed for 0.5 miles before turning right following signs for Lorton and Buttermere. Continue along this road for 0.9 miles before turning left, continue 0.3 miles and turn left again. Continue along this road for 0.6 miles and the farm is on the left.

The What3Words location of the farm entrance is: [///hill.showering.search](https://www.what3words.com/hill.showering.search)

Please note that we do not recommend using a Satnav when traveling to Jenkin Farm as some Satnav's use a route via Wythop Mill which includes an offroad track, or from Embleton Church via a private road.

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

Method of Sale

The property will be offered for sale by private treaty in 3 Lots or 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.

Lot 1 – Farmhouse, Cottage, buildings and land

The farmhouse is a 4 bedroomed Cumbrian farmhouse together with adjoining two bedroomed cottage. The property is of stone construction under a slate roof.

The ground floor accommodation is as follows:

Ground Floor

uPVC Front door to Sitting Room

5.23m max x 4.73m. Open fire with Baxi-grate and back boiler. Granite hearth. Oak wooden surround. Exposed beams.

Parlour

4.74m x 3.09 m max. Built in cupboard.

Main Hallway

6.23m x 1m with coat rack and understair cupboard.

Dining Room

6.41m x 3m max. Doorway to the adjoining cottage is located within this room but has been sealed off.

Pantry

6.40m x 2.24m. Electric cooker point. Fitted kitchen units with worktops.

Kitchen

4.02 m x 3.65m. Oil fired Sandyford Lady double oven and double hot plate with independent timing to heat hot water and central heating system. Fitted with a bespoke oak range surround. Modern fitted units and worktops. Hygena stainless steel sink unit with single drainer. Part tiled. UPVC side door to farmyard. Exposed beams and fitted cupboard. Plumbed for dishwasher and washing machine.

Sitting Room



Dining Room



Kitchen



First Floor

Access to the first floor is taken via staircase leading from the hallway with half landing. The accommodation is as follows:



Bedroom 1

4.19m max x 4.80m. Double room. Exposed beam.

Bedroom 2

3.64m x 4.35m. Double room with dual aspect. Exposed beam. Wash handbasin with hot and cold running water. Tiled splashback and mirror with shaver point.

Bedroom 3

4.18m max x 2.79m. Double room with exposed beam. Wash handbasin with hot and cold running water. Tiled splashback and mirror with shaver point.

Bathroom

2.78 m x 1.88m. Tiled walls. 3-piece cream suite with Mira Sport electric shower over bath. Airing cupboard with hot water cylinder and immersion heater.

Bedroom 4 / Box Room with Sloped Ceiling

6.37m x 2.23m

At the end of the landing is an access door into the adjoining cottage which is currently locked up and unused.

Bedroom 1



Bedroom 2



Bathroom



Jenkin Cottage

Jenkin Cottage is attached to the main farmhouse with access doors both on the ground floor and first floor levels (the ground floor doorway has been sealed off but could be recommissioned for full use). Both houses could therefore be used as a single dwelling if so desired. The property provides accommodation on two floors as follows:

uPVC Front Door to Living Room

3.68m x 4.11m. Open Fireplace. Sealed off doorway to main house.

Kitchen

3.69m x 3.42m with fitted cupboards, stainless steel sink unit with single drainer. Part tiled walls. uPVC rear door.

First Floor

Access to the first-floor accommodation is taken via staircase from the living room and can be described as follows:

Bedroom 1

Double Room. 4.08m x 3.72m.

Bedroom 2

Double Room. 2.98m x 6.45m. This room has a doorway within it (which is currently locked) connecting to the first-floor accommodation in the main farmhouse.

Bathroom

2.17m max x 3.69m max. 3-piece suite with electric shower over bath. Airing cupboard with hot water cylinder. Part tiled walls. The room has a sloping Ceiling and has a storage cupboard in the roof void.

Outside

Outside the cottage is a small shed housing WC together with adjoining wood store.

Services

Each house has its own mains electricity supply. Both houses share the private water supply and share the same septic tank. 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 house benefits from oil fired central heating with double glazed uPVC units. In the past the telephone has been installed subject to British Telecommunications Regulations, but it is currently disconnected.

As mentioned above the cottage has its own mains electricity supply, has a shared private water supply and a shared septic tank. The cottage has double glazed units fitted and is also fitted with electric night storage heaters.

Council Tax

We understand that the local authority (Cumberland Council) has scheduled the farmhouse as lying within Band C. Furthermore, we understand that Jenkin Cottage is scheduled as lying within Band B.

Buildings

The farm buildings consist of traditional and semi-modern agricultural buildings situated adjacent to the farmhouse and cottage. They can be described as follows:

1. Traditional Two-Storey Stone Barn under a slate roof comprising:

- a) Two Horse Stalls and adjoining Loose Box. Lofted.
- b) Former 16 Stall Byre.

2. Lean-to Wash House of stone construction under a slate roof with further lean-to dog kennel of brick construction under a corrugated steel sheeted roof.

3. 3-Bay Lean-To Livestock and Machinery Shed of predominantly concrete block construction under asbestos cement roof.

4. 3-Bay Main Dutch Barn fully clad with corrugated steel sheeting. Concrete floor.

5. Adjoining 3-Bay Lean-To formerly used as feed passage. With concrete floor.

6. 4-Bay Main Dutch Barn with stone floor with one wall of sectional precast concrete.

7. Concrete Floored Former Midden Stead

8. Former Threshing Barn of traditional stone construction under a slate roof (the stationary engine within this building is specifically excluded from the sale).

9. Lean-To Shed housing outside WC.

10. Adjoining Traditional Building of stone construction under a slate roof comprising:

- a) Hay Storage Area.
- b) Loose Box. Lofted.

11. Further Traditional Building adjoining the above hay store under monopitch roof comprising of a former 10 stall byre (lofted) and adjoining loose box latterly used as a sheep shed.

12. Sheep Handling Pens of predominantly timber construction with concrete floor. (Any portable sheep handling equipment currently located on the property is specifically excluded from the sale)

13. Garage of timber frame construction clad with corrugated steel sheeting with up and over door.

14. 2 Adjoining Former Pig Sheds of stone construction under a slate roof, lofted and latterly used as dog sheds.

15. Sheep Shed of timber framed construction under monopitch corrugated steel sheet roof with earth floor.

Aerial View from south west



Buildings 8, 1, 2, 3, 4, 5 and 6 left to right



Buildings 8, 10 and 11



Land

Lot 1

The land on Lot 1 lies to the immediate north and south east of the farmyard as shown on the attached sale plan. The land is currently sown down to permanent grass. The Lot to include the farmyard, access track, stackyard and land extends as a whole to 23.34 acres (9.45ha) or thereabouts.

Guide Price - £1,120,000

LOT 1	Ha	Ac
Farmyard	0.38(est)	0.94 (est)
0220	0.05	0.12
9824	0.37	0.91
0735	4.61	11.39
1715	4.02	9.93
2098 pt a	0.02 (est)	0.05 (est)
TOTAL	9.45	23.34



Lot 2

Lot 2 lies to the western boundary of Lot 1. The Lot has roadside frontage along the majority of its southern boundary and extends as a Whole to 56.07 acres (22.69ha) or thereabouts. The majority of field enclosures have water troughs fed by a private water supply. Located within the western corner of field 4943 is a 3-bay timber framed general purpose building clad and rooved with corrugated steel sheeting.

Guide Price - £480,000

LOT 2	Ha	Ac
9038	2.93	7.24
8625	1.83	4.52
6938	4.80	11.86
6353	1.82	4.50
4943	2.86	7.07
5362	2.29	5.66
3851	2.23	5.51
3665	3.93	9.71
TOTAL	22.69	56.07



Lot 3

Lot 3 is located to the south of Lots 1 and 2 and extends as a Whole to 92.10 acres (37.27ha) or thereabouts. Included within the total acreage are about 10.55 acres (4.27 ha) of woodland. The western block consists of a mixture of broadleaves and conifer trees with the eastern block consisting of predominantly soft wood timber. The Lot is watered by natural supplies.

Guide Price - £510,000

LOT 3	Ha	Ac
4529	7.57	18.71
0405	2.51	6.20
2098 pt b	1.44 (est)	3.56 (est)
3897	25.75	63.63
TOTAL	37.27	92.10

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 ingoing claims.

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.

Energy Performance Certificate (EPC)

Jenkin Farm – Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

Jenkin Cottage – Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

Further Photographs and Drone Footage

Additional photographs and video footage of the farmhouse, cottage, buildings and land can all be viewed on the website of the Sole Agents, www.ianritchielandagents.co.uk.

From the Home page, select 'Properties for Sale' and then click on the text saying 'Jenkin Farm' which is located next to 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 and June 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 Megan Richardson at:


Burnetts

Burnetts Solicitors
Victoria House
Wavell Drive
Rosehill
Carlisle
CA1 2ST
Tel: 01228 552260
Email: mmr@burnetts.co.uk

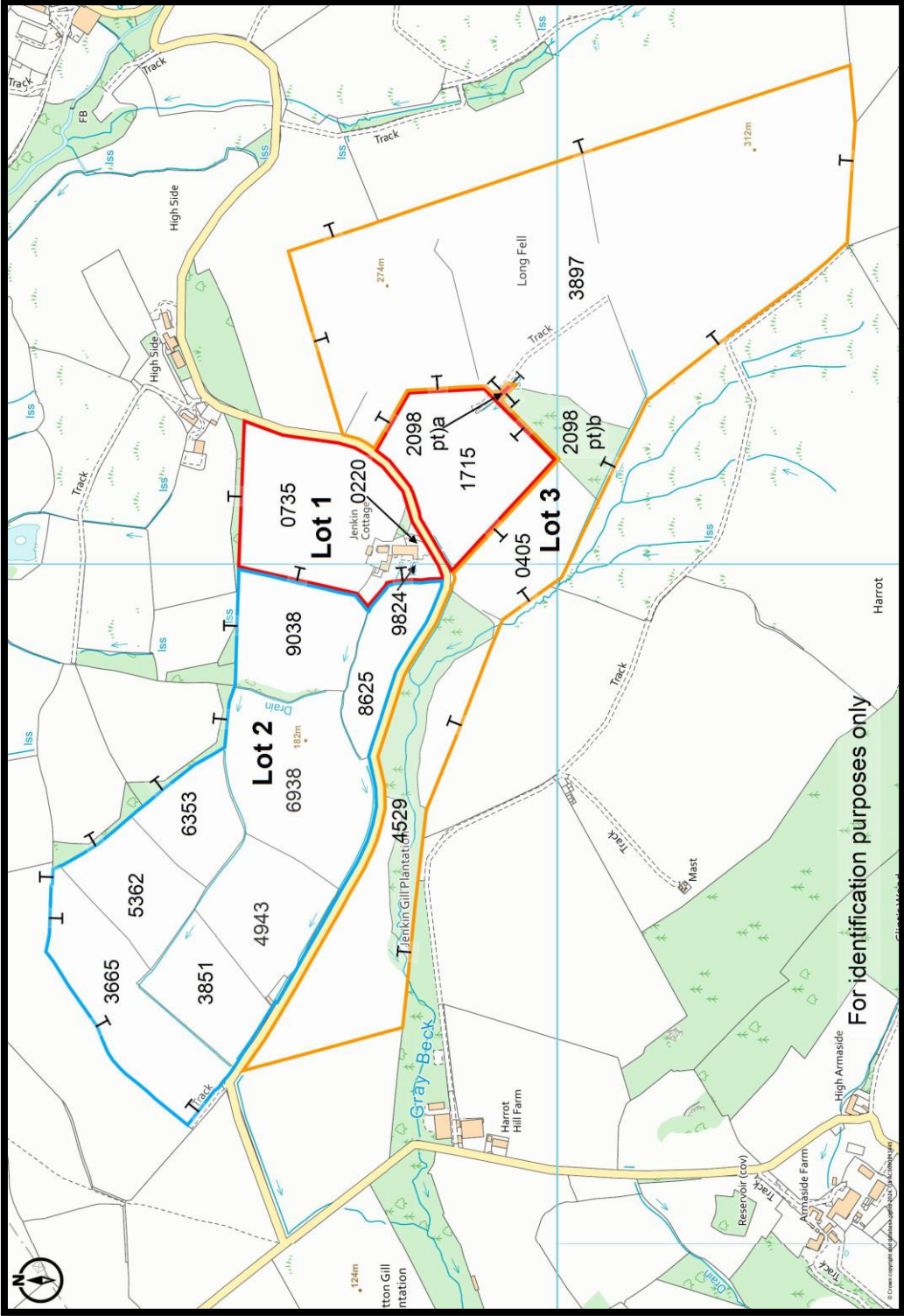
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Particulars prepared: June 2024
Photos taken May and June 2024
Video footage taken May and June 2024

Sale Plan



Location Plan of Jenkin Farm

