

Edwin
Thompson



Glen Hush

Ellonby, Penrith, CA11 9SH



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Ellonby, Penrith, Cumbria, CA11 9SH

Penrith
7.2 miles

Carlisle
15.8 miles

Keswick
16.1 miles

Cockermouth
28.8 miles

(all distances are approximate)

What3Words:///shout.ripe.downcast

A WELL-PRESENTED SMALLHOLDING COMPRISING OF FOUR BEDROOMED DORMER BUNGALOW WITH A RANGE OF AGRICULTURAL BUILDINGS AND AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 8.35 HECTARES (20.63 ACRES)

FOR SALE AS A WHOLE

Glen Hush, Extensive Range of Agricultural Buildings and Agricultural/Woodland extending to approximately 8.35 hectares (20.63 acres)

Offers Over - £850,000 (Eight Hundred and Fifty Thousand Pounds)

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

**Edwin
Thompson**



Selling Agents
Edwin Thompson
FIFTEEN Rosehill
Montgomery Way
Carlisle
CA1 2RW

T: 01228 548 385



Solicitors
Jonathan Carroll
Cartmell Shepherd Solicitors
Montgomery Way
Rosehill
Carlisle
CA1 2RW

T: 01228 518957

E: enquiries@cartmells.co.uk

Introduction

Glen Hush offers an exceptional opportunity to purchase a small holding with extensive range of modern agricultural buildings and good quality agricultural land which has previously been used for free range egg production. The property is located close to the hamlet of Ellonby and only a 15-minute drive from the historic market town of Penrith.

The holding includes:

- A four bedroomed dormer bungalow.
- An extensive range of modern agricultural buildings suitable for free range egg production if required
- Mobile poultry shed available by separate negotiation for 2,400 birds.
- Good quality agricultural land extending to approximately 8.35 Hectares (20.63 Acres).

Location

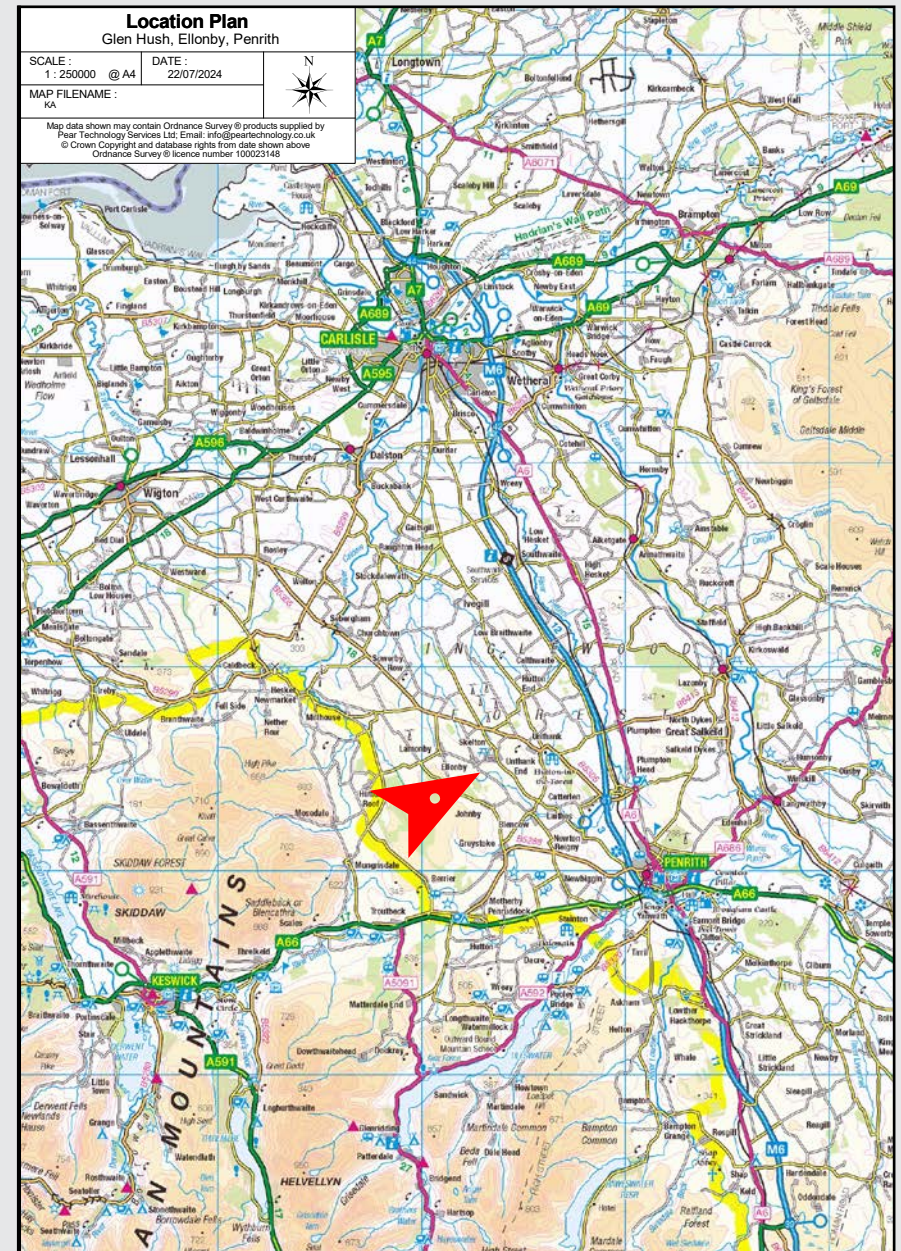
The property is located in a rural position close to the hamlet of Ellonby and benefits from expansive views of the local countryside.

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

Local Amenities

The City of Carlisle lies some 15.80 miles from the property and benefits from a broad range of amenities being the central hub for Cumbria and Scottish Borders.

The surrounding area is a traditional and productive livestock area with local auction marts of Penrith & District Farmers Mart (6.5 Miles), Hopes Auction Mart (14.1 miles) and Harrison and Hetherington, Carlisle (14.45 miles).





Glen Hush Farm

Dormer Bungalow, Extensive Range of Modern Agricultural Buildings and Agricultural Land Extending to approximately 8.35 Hectares (20.63 Acres).

Guide Price: £850,000 (Eight Hundred and Fifty Thousand Pounds)

Glen Hush

The spacious property was fully refurbished and extended around fourteen years ago. The property spans 3,007.5 sq. ft. (279.4 sq. m) over two floors and is of brick/render construction under a slate roof.

The property benefits from a mains water and electric supply. Drainage is to a private septic tank. The property benefits from oil fired central heating with underfloor heating in the kitchen.

The property briefly comprises:

Ground Floor

Kitchen/Dining Room: 5.70m x 5.80m

Wall and base units, sink, under floor heating, plumbing for dish washer and lino floor covering.

Utility: 3.02m x 2.40m

Base units, sink, oil boiler and lino floor covering.

Toilet/Shower Room

Power shower, WC and lino floor covering.

Living Room: 3.90m x 7.42m

Wood burning stove, doors leading to garden and oak floor covering.

Dining Room: 4.88m x 4.03m

Granite fireplace, oak flooring and storage cupboard.

Bedroom 1: 4.02m x 4.03m

Carpeted floor covering.

Bedroom 2: 4.00m x 3.91m

Carpeted floor covering.

Toilet

WC with Sink

First Floor

Bedroom 3: 6.00m x 5.38m

Carpeted floor covering, storage cupboards, plumbing for ensuite if required.

Bedroom 4: 6.00m x 5.05m

Carpeted floor covering, ensuite with WC, sink and shower.

Bathroom

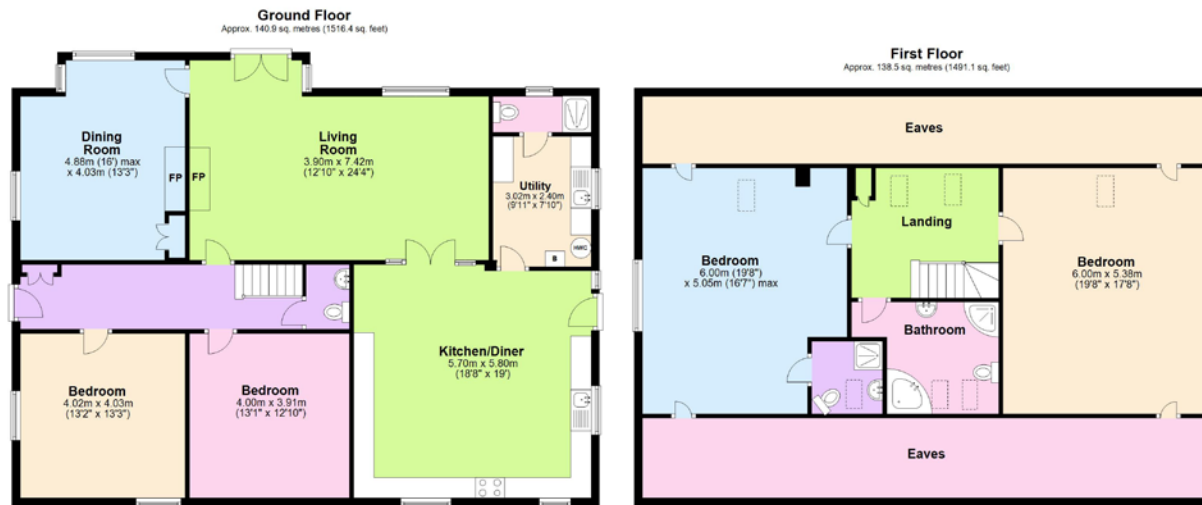
Shower, WC, sink and tiled floor covering.

Outside

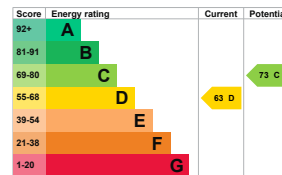
Well-Established Garden which wraps around the property: Offering a tranquil space for relaxation and outdoor activities. The property has ample parking to the side of the property along with a number of timber framed storage sheds which provide useful storage.



Glen Hush



Total area: approx. 279.4 sq. metres (3007.4 sq. feet)



Buildings

The property boasts an extensive range of modern agricultural buildings in a good state of repair. The property has in the past been run as a successful free range poultry enterprise with all poultry equipment still present and available by separate negotiation. The following descriptions should be read in conjunction with the building plan. The buildings include:

1. Workshop: 9.27m x 6.09m

Steel portal frame construction, brick walls, concrete floor covering with fibre cement roof.

2. Livestock/Storage Shed: 22.86m x 14.63m

Steel portal frame construction, concrete panel walls, part concrete floor with fibre cement roof.

3. Chicken/Livestock/Storage Shed: 5.99m x 12.02m and 36.57m x 19.50m

Steel portal frame construction, concrete floor, insulated tin roof. Poultry equipment available by separate negotiation which includes:

- 6,000 bird Vencomatic system inc belt and picking station
- Feeders
- Drinkers
- Fans
- 2 x 12 Ton Feed Bins

Mobile Poultry Building: 12.54m x 32.4m

Steel framed construction on skids with capacity for 2,400 birds. Available by separate negotiation.



The Land

The land extends to approximately 8.35 hectares (20.63 acres) including a small parcel of woodland extending to approximately 0.33 hectares (0.82 acres). It lies to the west of the farm steading and comprises of good quality mowing and grazing land. The land benefits from a mains water supply.

Access is gained direct from the public highway and then up a hard access track providing access to a number of fields. There is also a right of access over an adjoining field to gain entry to Field Number: NY4234 2153.

Boundaries

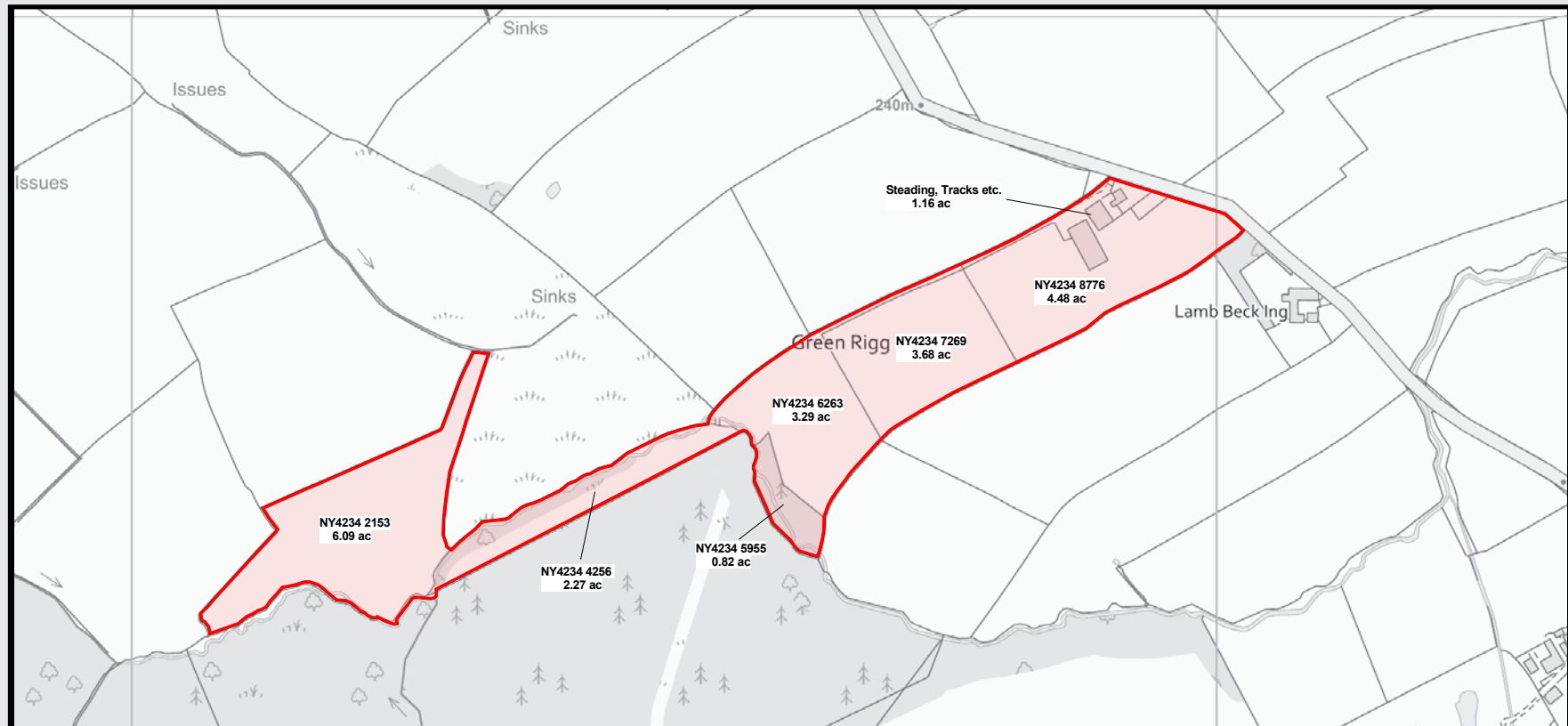
The well-maintained boundaries composed of a mixture of stonewalls, post and wire fences and hedgerows.

Land Classification

The land is classified as predominantly Grade 3 agricultural land, which is suited to grassland production.

Glen Hush - Ellonby, Penrith, Cumbria, CA11 9SH

OS Sheet No.	OS Field No.	Size (ha)	Size (ac)
NY4234	2153	2.46	6.09
NY4234	4256	0.92	2.27
NY4234	5955	0.33	0.82
NY4234	6263	1.33	3.29
NY4234	7269	1.49	3.68
NY4234	8776	1.81	4.48
Steading, Tracks, etc		0.47	1.16
		8.82	21.79



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.

Poultry Equipment

As previously mentioned, all poultry equipment is specifically excluded from the sale but is available by separate negotiation.

Basic Farm Payment

The delinked payments will be retained by the Seller.

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 electric supply and mains water supply. Foul drainage is to a septic 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 septic tank. This may not meet the General Binding Rules 2020 and the property is being sold on this basis.

Tenure and Possession

We understand the property is held freehold.

Vacant Possession will be available on completion.

Fixtures and Fittings

Fitted carpets, where present in the dwelling, 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 excluded on part as they are owned by a third party.

Energy Performance Certificate

Glen Hush House EPC is D.

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

Council Tax

Glen Hush House – Band D (Westmorland and Furness)

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.

Edwin
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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,
Keswick, Cumbria, CA12 5AF.

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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 July 2024