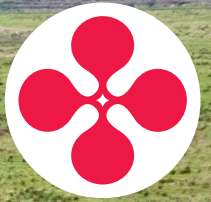


Edwin  
Thompson



# Sleetbeck Farm

Roadhead, Carlisle CA6 6PB



Edwin  
Thompson



# Sleetbeck Farm

## Roadhead, Carlisle CA6 6PB

Wigton  
27.2 miles

Carlisle  
16.8 miles

Cockermouth  
42.2 miles

Keswick  
52.3 miles

(all distances are approximate)

What3Words: headlines.ownership.score

AN ATTRACTIVE SIX-BEDROOM GRADE II LISTED FARMHOUSE WITH AN ABUNDANCE OF PRESENCE, A COURTYARD TO THE NORTH WITH GRADE II LISTED TRADITIONAL SANDSTONE BUILDINGS AND A RANGE OF MODERN AGRICULTURAL BUILDINGS TO THE EASE ALL SET IN 31.32 HECTARES (77.40 ACRES).

**FOR SALE IN TWO LOTS OR AS A WHOLE**

Farmhouse, Steading and 10.16 hectares (25.10 acres) of Permanent Pasture.

**Guide Price – £450,000 (Four Hundred and Fifty Thousand Pounds)**

Lot 2 – 21.16 hectares (52.30) acres of Permanent Pasture.

**Guide Price – £345,000 (Three Hundred and Forty Five Thousand Pounds)**

Whole: 31.32 hectares (77.40 acres).

**Guide Price – £795,000 (Seven Hundred and Ninety Five Thousand Pounds)**

Please note – the vendors will not proceed to completion on Lot 2 until the sale of Lot 1 has completed.

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



**Selling Agent**  
Edwin Thompson  
FIFTEEN  
Rosehill  
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CA1 2RW

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W: [www.edwinthompson.co.uk](http://www.edwinthompson.co.uk)  
Matthew Bell Dealing

## Description

An attractive six-bedroom Grade II Listed farmhouse with an abundance of presence, a courtyard to the north with Grade II listed traditional sandstone buildings and a range of modern agricultural buildings to the east all set in 77.40 acres, split into 2 lots:

Lot 1 - farmhouse, steading and 25.10 acres of permanent pasture.

Lot 2 - 52.30 acres of permanent pasture.

## Directions

From Junction 44 of the M6, take the A7 heading North towards Longtown. Take the fourth road on the right, signposted Kirklington/Scaleby/Cliff/Longpark. Continue on this road to the T junction with the A6071 and turn right, then take the first left signposted Roadhead, at the T junction turn left. Travel along this road for approximately 4 miles and then at the T Junction turn left signposted Shankhill/Bailey. Take the first road on the right and continue on this road for 3.5 miles and the steading is on your righthand side.

What3Words: headlines.ownership.score

## House

A traditional Grade II Listed stone-built farmhouse under a slate roof. The property benefits from oil fired central heating and offers spacious accommodation throughout and comprising (please refer to floor plan):

### Hall

Timber doors to rear and front. A hallway with stairs to first floor.

### Dining Kitchen

Built in cupboards with worktops and double drainer stainless steel sink unit. Oil fired boiler.

### Lounge

Lounge with two timber sash windows to the front elevation and a multi fuel stove set in a feature stone fireplace.

### Front Vestibule

Tiled floor and timber glazed door to front elevation

### Inner Hall

Radiator, ceiling light fitting.

### Sitting Room

Two timber sash windows to front elevation, open fire in timber fireplace with tiled insets.

### Dining Room

Two timber sash windows to front elevation, open fire in feature stone fireplace with side display shelves.

### Back Kitchen

Door to rear yard, base unit with single drainer stainless steel sink unit, timber window to side elevation and party quarry tiled floor.

### Ground Floor Wc

WC, wash hand basin, window to rear elevation and tiled floor.





**Wet Room**

WC, wash hand basin, electric shower, towel rail, part tiled walls, timber window to rear elevation and tiled floor.

**Inner Hall**

Understairs cupboard, window to rear elevation

**Pantry**

Fitted shelves.

**First Floor**

**Half Landing**

Window to rear elevation

**Bedroom 1**

Double bedroom with timber window to rear elevation, loft access hatch. Door leading to Bedroom 2.

**Bedroom 2**

Double bedroom with timber window to side elevation.

**Main Landing**

Door leading to Second Floor

**Store**

Fitted shelves and glazed door.

**Bathroom**

WC, wash hand basin, bath, built in cupboard, timber window to rear elevation.

**Bedroom 3**

Double bedroom with two timber sash windows to front elevation and timber floor.

**Inner Hall**

**Bedroom 4**

Double bedroom with two timber sash windows to the front elevation and timber floor.

**Bedroom 5**

Double bedroom with timber sashwindow to front elevation.

**Bedroom 6**

Single bedroom with timber sash window to front elevation.

**Second Floor**

**Passage**

Passage to second floor with timber stairs

**Room 1**

Exposed beams and trusses, two low level timber windows to front elevation.

**Landing**

Timber window to front elevation.

**Room 2**

Exposed beams and trusses, two low level timber windows to front elevation and feature stone wall.

**Room 3**

Exposed beams and trusses, two low level timber windows to front elevation and feature stone wall with fireplace.

**Outside**

To the front and side of the property is a large lawned garden with mature trees. To the rear is a large concrete yard with a range of Grade II Listed traditional stone built outbuildings with slate roof coverings. There is a further hardcore yard with range of stone outbuildings with slate roof coverings

**Services**

The property benefits from mains water and electricity supplies. Drainage is to a septic tank.

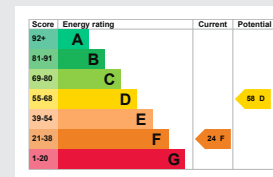
No formal investigation has been carried out as to the operation of the septic tank, these may not meet the current General Binding Rules 2020 and the property is being sold on this basis.

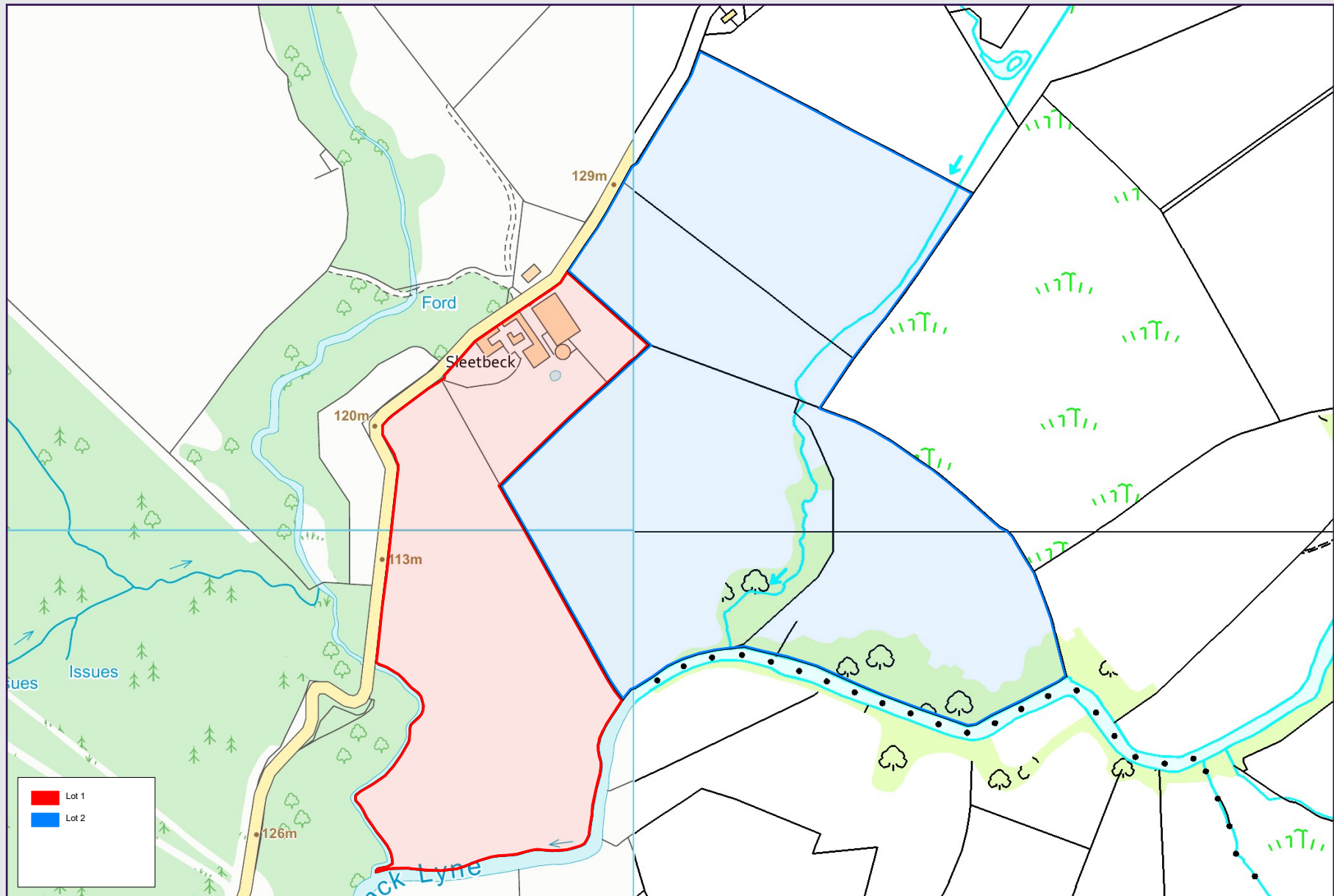
**EPC**

Sleetbeck Farmhouse has a rating of F.

**COUNCIL TAX**

Sleetbeck Farmhouse is scheduled in Band E payable to Carlisle City Council.





## OUTBUILDINGS

1	<b>Farmhouse</b>	Grade II 3 storey listed sandstone farmhouse under a slate roof with timber single glazed windows.
2	<b>Garages</b>	Grade II listed sandstone built garages with slate roof, two arched openings, concrete floor, lofted above, electric light.
3	<b>Stone Barn</b>	Two storey sandstone building with a slate roof, concrete floor, timber door, electric light.
4	<b>L Shaped barns</b>	Single storey sandstone building with slate roof, concrete floor, electric light. Split into a number of stables, kennels and loose boxes.
5	<b>Stone Barn</b>	Stone barn with exposed trusses and large openings, hardcore floor all under a slate roof.
6	<b>Stone Barn</b>	Single storey stone building with slate roof (in a poor condition).
7	<b>Stone Shed</b>	Stone barn with a hardcore floor and under a corrugated metal clad roof.
8	<b>Shed</b>	Steel portal frame agricultural building under a potentially Asbestos Containing Material (ACM) roof. Breeze block walls in part to Yorkshire boarding.
9	<b>Slurry Tower</b>	Three ring slurry tower with approximate capacity of 120,000 gallon and associated pump.
10	<b>Shed</b>	Steel portal frame agricultural building under a pitched potentially ACM roof with a concrete floor
11	<b>Shed</b>	Steel portal frame agricultural building under a pitched roof clad with potentially ACM sheets. Within there are cubicles and an internal feed passage with slurry channel. The walls are breeze block in part with Yorkshire boarding to the eaves.
12	<b>Shed</b>	Steel portal frame building under a pitched roof which is clad with potentially ACM sheets. Breeze block built to Yorkshire boarding with a concrete floor.
13	<b>Shed</b>	Steel portal frame building under a pitched roof which is clad with potentially ACM sheets. Breeze block built to Yorkshire boarding with a concrete floor. Formerly used as a parlour and dairy.





### Listings

Farmhouse – 1205178 (Historic England reference)  
Outbuilding – 1335619 (Historic England reference)

### The Land

The land is split into 2 lots and is in good agricultural heart and condition. The land is combination of good permanent pasture and meadow ground which borders the river Black Lyne. Within Lot 2 there is a beck (stream) dropping into the river which has trees running along the banks. The land in both lots is split into a number of land parcels.

### Subsidies / Environmental Schemes

The land is registered with the Rural Payment Agency and is not in any subsidy or environmental schemes.

### Tenure and Possession

The property is held freehold under title CU27374 and is offered for sale with vacant possession.

### Viewing

The property is available to view strictly by prior appointment with Holly Wybergh at Edwin Thompson. Please contact her on 01228 548385 or h.wybergh@edwin-thompson.co.uk.

### Sporting and Mineral Rights

The sporting and mineral rights are included within the freehold sale, as far as the vendor is aware.

### Sale Plan and Particulars

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The Purchaser shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

### Boundaries

The Purchaser will be responsible for the maintenance of boundaries where required.

### Money Laundering Legislation

Edwin Thompson are bound to comply with Anti Money Laundering legislation including obtaining evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, interested parties will need to provide the requested evidence.

### Further Information

Please contact Holly Wybergh at Edwin Thompson for further information on 01228 548385

### Value Added Tax

The land is not elected for VAT and therefore VAT will not be payable on the sale consideration.

### Method of Sale

The site is offered for sale as a whole with vacant possession by private treaty. The sellers reserve the right to sell privately and are not bound to accept the highest or any offer received.

### Easements, Wayleaves and Rights of Way

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

### Planning

The land not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

### Solicitors

Burnetts Carlisle

### Local Planning Authority

Cumberland Council







Edwin  
Thompson



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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The mark of  
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#### IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

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 October 2024