

Edwin  
Thompson



**SCHEME FARM, DEARHAM,  
MARYPORT, CA15 7JQ**

**AS A WHOLE: £425,000**



### Description

An exciting opportunity to purchase a secluded property surrounded by mature gardens, woodland and grass paddocks.

The property comprises a 2/3-bedroom bungalow which oozes potential but needs a scheme of renovation, the property sits in the heart of mature gardens overlooking the surrounding woodland. The property is set down a private driveway and has a number of outbuildings set in 10.97 acres of woodland, mature gardens and grass paddocks.

### Description

A detached bungalow that internally is spacious and comprises (please refer to the floor plan):

### Kitchen

The kitchen is a basic setup with double patio doors opening out onto the front garden.

### Living Room

This is the heart of the house and is a large area which was formerly split in 2. There is a small log burner and a door out onto the front garden.

### Snug

On the rear of the property with a large window looking over the back garden. This would also be suitable as a bedroom.

### Sunroom

A spacious living area with 5 roof lights, a log burner and double doors which open out onto the front garden and a single door to the rear.

### Bathroom

A basic bathroom with a bath, W.C and sink.

### Bedroom 1

### Bedroom 2

### EPC

The property has an EPC rating of F with potential to achieve a C.

### Council Tax

The property is in council tax band B.

### Services

The property is serviced by a mains single phase electricity, water and private septic tank drainage. A solid fuel rayburn that heats the water and radiators. There are also 2 log burning stoves in the property. The house has uPVC double glazed windows and external doors throughout.

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.

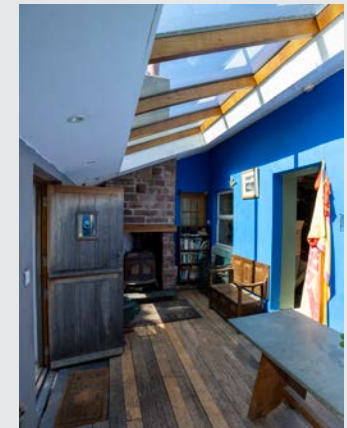
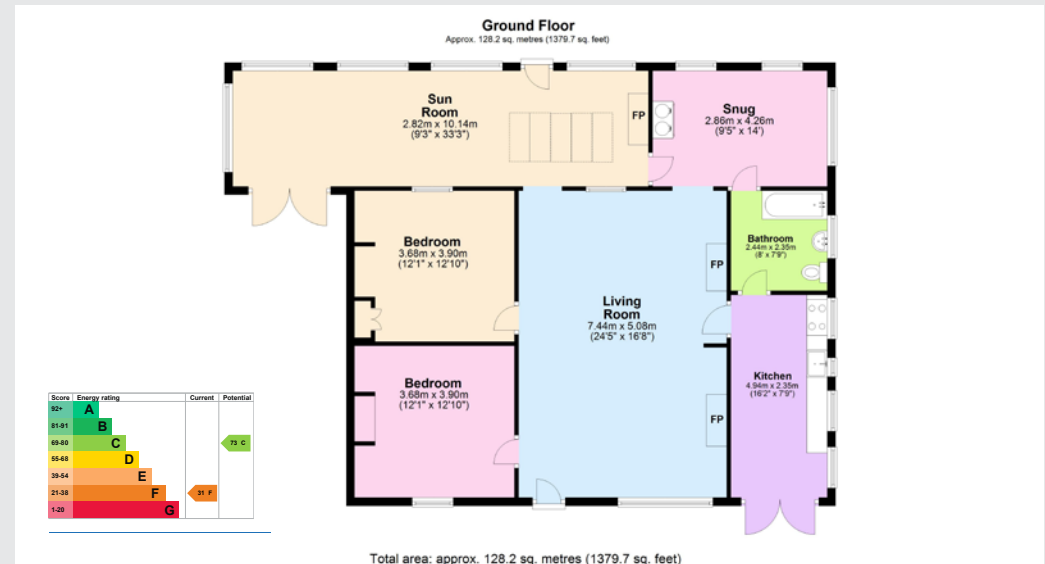
### Garden / Outside Space

The property is located down a private drive. You enter the property through a single gate before passing pony paddocks on either side of the drive, the mature orchard and polytunnels are then located on your right, at the end of the driveway are a cluster of outbuildings on your left-hand side and the bungalow on the right with mature gardens surrounding them. Beyond the property are mature woodlands on an embankment that leads down to Row Beck.

### Outbuildings

Opposite the house is:

A brick garage under a slate roof with timber doors. There is a lean too off the garage with corrugated metal clad roof sheets. A large shed which is of a brick construction under a corrugated metal clad roof, currently used as stables.



Behind the large shed is a static caravan with a lean too, the vendor is hoping to move this prior to completion but this could be discussed with any purchaser.

### Orchard / Polytunnel

The orchard is set to the east of the driveway and has a range of mature fruit trees in and is located next to a polytunnel once used to provide self-sustainable produce for the occupiers of the house.

### The Land

The land extends to 10.97 acres (4.44 hectares) of which 6.85 acres are mature native woodlands which sit on a bank that drops down into the River Roe, 2.57 acres of permanent pasture pony paddocks and 1.55 acres of driveway, property, outbuildings, gardens and orchard.

### Tenure and Possession

The property is held freehold under title CU170559 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.

### Directions

From Cockermouth head northwest on the A5086, go straight over the roundabout at Popcastle and continue on the A594 for roughly 2 miles before turning right, signposted 'Dearham 1 1/2'. Enter the village and go past the old pub and stay on Row Brow past the houses, then turn right before the post office and shop onto Main Street. Continue on Main Street for roughly half a mile where the property will be located on your right and noted with an Edwin Thompson For Sale board.

### 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

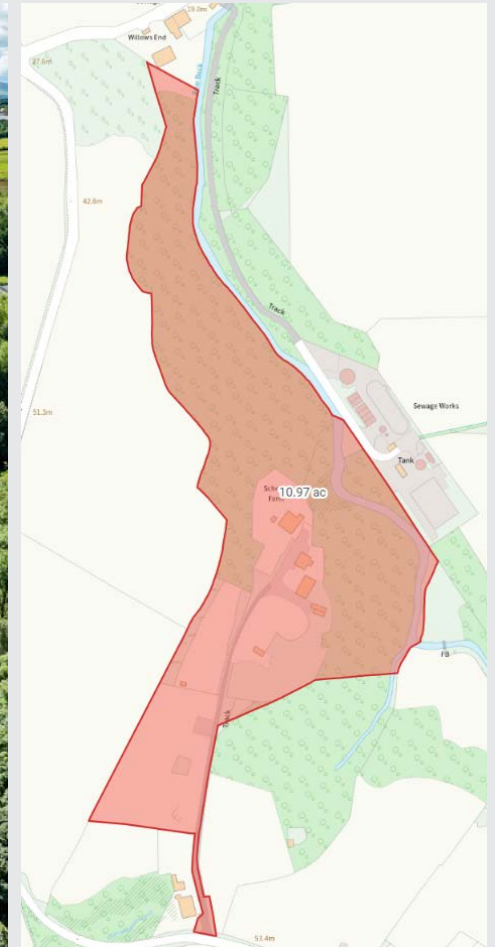
The land notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

### Solicitors

Milburns Solicitors, 21-23 Oxford St, Workington CA14 2AL

### Local Planning Authority

Cumbria, Allerdale LPA







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.

Regulated by RICS



**RICS**  
The mark of  
property professionalism

#### 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 July 2024