An award winning holiday cottage business with a large family home in a spectacular position

- Brampton 6 miles • Carlisle 11 miles • Penrith 20 miles
  (Distances approximate)

- A modernised farmhouse with 3 reception rooms and 4 bedrooms (2 en suite)

- Adjoining annexe with 2 reception rooms and 3 bedrooms (1 en suite) (potentially a tenth holiday cottage)

- Nine self-catered 4 & 5 star gold award holiday cottages (1-4 bedrooms) with individual garden areas, most with private hot tubs, providing an attractive income stream

- Ancillary accommodation including an office and WC, linen store and laundry room

- Modern farm building including insulated workshop

- Land consisting of 36.45 acres pasture and 8.45 acres woodland

  In all about 47.87 acres

For sale as a whole

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Situation
Tottergill Farm is situated in a private and elevated position on the outskirts of the quaint village of Castle Carrock, surrounded by rolling countryside and with uninterrupted views overlooking a reservoir and beyond to Carlisle, the Lake District Fells, the Solway Firth and the Scottish Hills beyond. It is a breathtaking panorama, which really must be seen to be fully appreciated.

It is approached via a private road. The village of Castle Carrock is a 1 mile walk away and provides local services including an excellent primary school, a church, shop, pub and village hall. The market town of Brampton has a wider range of services including a selection of shops, a golf course, medical practice, secondary school and a train station with direct links to Newcastle, Carlisle and onwards to London. Carlisle, the region’s capital is only 11 miles away, and is full of historic interest including Carlisle Castle.

The M6 motorway provides good access to many of the UK’s major regional cities including Manchester, Liverpool, Birmingham, Newcastle and Glasgow. Carlisle Lake District Airport is 10 miles away and is currently undergoing a £12 million refurbishment with a passenger service operated by Stobart Air to start weekly flights to Dublin, London and Belfast in 2016.

The area offers a wealth of recreational activities including hill walking and the Hadrian’s Wall National Trail, horse riding, fishing, golfing, water sports at Talkin Tarn Country Park (3 miles away), cycling including the Coast to Coast Cycle Path and Hadrian’s Cycle Route and many excellent mountain biking tracks. The Lake District and Northumberland National Parks are within easy reach.

Directions to Tottergill (CA8 9DP)
Take the M6 north to Carlisle. Come off at junction 43 onto the A69 signposted for Newcastle/Hesham and continue for about 2 miles. At the traffic lights, turn right then immediately left and follow the signs for Castle Carrock. On entering the village, turn right onto the B6413 signposted for Cumrew. After about 300 yards turn left at the signpost for Tottergill, and follow the “Tottergill Farm Holiday Cottages” signs.

Description
At its core is a modernised 4 bedroom farmhouse with a recently completed 3 bedroom annexe providing a very comfortable family home. Tottergill extends to about 47.87 acres and occupies an elevated and private position on the edge of Castle Carrock, with the fell rising behind it and far reaching views across the Cumbrian Countryside.

Behind the farmhouse three converted traditional stone built barns form the nine “award winning” holiday cottage business producing an attractive income. 2014/15 cottage rentals produced £248,475 net of VAT. Orchard House could be used as a tenth holiday cottage generating further income.

Tottergill also has a small farm with a modern general purpose farm building and workshop. The land consists of 36.45 acres pasture and 8.45 acres woodland.

Tottergill Farmhouse
Constructed of stone beneath a pitched slate roof, the farmhouse has a stunning position with 180 degree panoramic views across the reservoir and Cumbrian countryside. Benefitting from oil-fired central heating and double glazing, the accommodation is as follows:

Ground Floor: Entrance hall, kitchen with dining area, sitting room with wood burning stove, conservatory, office/living room, W.C and utility room.

First Floor: Landing, master bedroom with dressing room and en suite bathroom (with separate shower), bedroom with en suite shower room, shower room and two further bedrooms.

Features of the interior include large conservatory with panoramic views. Large cellar with stone slab benches, Wood burning stove, large master suite with adjoining dressing room and en suite bathroom, spacious entrance hall with bespoke oak staircase.
Orchard Cottage
Total area: approx 132.4 sq. metres (1,424.9 sq. feet)

Ground Floor
Approx. 66.2 sq. metres (712.4 sq. feet)

First Floor
Approx. 115.1 sq. metres (1,238.9 sq. feet)

Basement
Approx. 28.7 sq. metres (309.2 sq. feet)

Tottergill Farmhouse
Total area: approx 288.0 sq. metres (3,099.9 sq. feet)

Ground Floor
Approx. 144.2 sq. metres (1,551.8 sq. feet)

First Floor
Approx. 115.1 sq. metres (1,238.9 sq. feet)

Basement
Approx. 28.7 sq. metres (309.2 sq. feet)
Orchard House
The two storey annexe known as Orchard House was added to the northern end of Tottergill Farmhouse and was completed in 2014 to provide additional accommodation, although could equally be used as a tenth holiday cottage. It has underfloor heating throughout. Other interior features include original exposed stone wall to the dining area, large bi-fold patio doors from the living room offering breathtaking views, and leading out to a large patio area, wood burning stove, staircase with large feature arched window. The accommodation is as follows:

Ground Floor: Entrance hall, kitchen with dining area, sitting room and WC.
First Floor: Landing, master bedroom with en suite bathroom (with separate shower), bedroom, shower room and bedroom 3/study.

Garden
There is a shared front garden laid to lawn with planted borders, a patio and farmhouse parking area to the side. Additional parking for the Orchard House is to the rear, as well as further lawn area with greenhouse, fruit bushes and vegetable planter boxes. There is also a well established orchard with a variety of fruit trees.

Holiday Cottages
A courtyard of traditional stone buildings have been converted to provide a combination of single and double storey cottages which cater for all requirements.

Tower Barn
The conversion of this Grade II listed building was completed in 2012 to provide four units as follows:

**Ash Cottage (Sleeps 2)**
Ground Floor: Living / dining / kitchen and bedroom with en suite wet room.

**Oak Cottage (Sleeps 2)**
First Floor: Living / dining / kitchen and bedroom with en suite shower room.

**Tower Barn (Sleeps 6)**
Ground Floor: Bedroom with en suite wet room, two further bedrooms and bathroom.
First Floor: Kitchen, dining room, sitting room and access to second floor viewing gallery at the top of the Tower.

**Watson Cottage (Sleeps 6)**
Ground Floor: Two bedrooms, the master with en suite bathroom with bath and separate shower. The second bedroom with en suite shower room.
First Floor: Spacious open plan living / dining / kitchen, bedroom with en suite shower room.
Mill Barn
Attached to the southern end of Tower Barn, this building includes one cottage, an operational water wheel on the gable end and ancillary rooms used for the business (see outbuildings).

Mill Barn (Sleeps 8)
Ground Floor: Two bedrooms and shower room.
First Floor: Sitting room, kitchen with dining area, bedroom, bunk room, and bathroom.

Low Barn
Situated to the west of Mill Barn, this includes four holiday cottages as follows:

Low Barn (Sleeps 4)
Ground Floor: Kitchen with dining area, sitting room and bathroom (bath with shower over).
First Floor: Two bedrooms.

Gelt Cottage (Sleeps 4)
Ground Floor: Lounge / Dining room with separate kitchen.
First Floor: Two bedrooms and bathroom (bath with shower over).

Garth Cottage (Sleeps 4)
Ground Floor: Living / dining / kitchen.
First Floor: Two bedrooms and bathroom (with separate shower).

Gill Cottage (Sleeps 2)
Ground Floor: Living / dining / kitchen and shower room.
First Floor: Bedroom with en suite bathroom.

Additional features and Furnishings
Each of the cottages has wood burning stoves installed in their sitting rooms, wifi access, and individual garden areas with a patio. Seven of the cottages also have private Jacuzzi hot tubs. All 'double' beds are either king size or super king, some are zip & link.

3 cottages are assessed under the Visit England Accessibility scheme to offer M2 level accessible accommodation.

Each of the cottages has its own character and charm providing high quality accommodation that caters for all ages and sizes of parties.
Holiday Cottage Business

The business is run by the current owners under “Tottergill Farm Cottages”. It has received several awards over the last few years recognizing the business as one of the industry’s best in its region and has also received recognition on a national level for high standards in accommodation in a unique location, customer service and business practice. (Cumbria Tourism Self-Catering Holiday of the Year 2010, 2012, 2014. Visit England Awards for Excellence Highly Commended 2013).

Bookings are taken via telephone or online via their own website (www.tottergill.co.uk), where an aerial video of the property can also be found. Bookings are taken for a minimum of 2 days midweek or 3 days at weekends with availability all year round. Prices vary from £476 per week for a single bedroom cottage during off-peak periods to £1,850 per week for Mill Barn (4 bedrooms) during peak times. Gross rentals for 2014/15 were £248,475 net of VAT. Further income could also be generated if Orchard House was used as a tenth holiday cottage.

The owners use a number of self-employed staff who deal with housekeeping, laundry and change over days.

The business produces an attractive income stream. A summary of accounts can be provided to an individual after they have viewed.

Outbuildings

Within Mill Barn, there is an office, linen store, laundry store and WC.

To the east of Orchard House, there is a modern general purpose farm building, (14m x 16m) which includes an insulated workshop, log store, guest recycling, and is also used for machinery storage.
Land
A particular feature of Tottergill is the parcel of land surrounding the house and holiday cottages providing a very peaceful setting. Extending to 47.87 acres in total, the land includes 36.45 acres, 8.45 acres pasture, woodland and 2.97 acres of miscellaneous ground. There are four principal field enclosures which have stock proof fencing and natural water supplies. The land is let out on an annual grazing agreement to a neighbouring farmer. The parcels of woodland provide shelter and amenity for wildlife.

General
Residential Schedule

<table>
<thead>
<tr>
<th>Property</th>
<th>Occupancy</th>
<th>Additional Features</th>
<th>Accreditation</th>
<th>EPC Banding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tottergill Farmhouse</td>
<td>Owner Occupied</td>
<td>Generously sized conservatory with slate roof and panoramic views</td>
<td>-</td>
<td>D</td>
</tr>
<tr>
<td>Orchard House</td>
<td>Owner Occupied</td>
<td>Raised patio area with glass balustrade</td>
<td>-</td>
<td>C</td>
</tr>
<tr>
<td>Ash Cottage</td>
<td>Holiday let</td>
<td>pet friendly</td>
<td>5 Star Gold</td>
<td>D</td>
</tr>
<tr>
<td>Oak Cottage</td>
<td>Holiday let</td>
<td>hot tub</td>
<td>5 Star Gold</td>
<td>D</td>
</tr>
<tr>
<td>Tower Barn</td>
<td>Holiday let</td>
<td>hot tub, pet friendly, tower viewing gallery.</td>
<td>5 Star Gold</td>
<td>D</td>
</tr>
<tr>
<td>Watson Cottage</td>
<td>Holiday let</td>
<td>hot tub</td>
<td>5 Star Gold</td>
<td>D</td>
</tr>
<tr>
<td>Mill Barn</td>
<td>Holiday let</td>
<td>hot tub and large decked area, pet friendly, balcony, feature mill wheel</td>
<td>4 Star Gold</td>
<td>-</td>
</tr>
<tr>
<td>Low Barn</td>
<td>Holiday let</td>
<td>pet friendly</td>
<td>4 Star Gold</td>
<td>F</td>
</tr>
<tr>
<td>Gelt Cottage</td>
<td>Holiday let</td>
<td>hot tub and private decked area, pet friendly</td>
<td>5 Star Gold</td>
<td>E</td>
</tr>
<tr>
<td>Garth Cottage</td>
<td>Holiday let</td>
<td>Decked area and private hot tub</td>
<td>5 Star Gold</td>
<td>E</td>
</tr>
<tr>
<td>Gill Cottage</td>
<td>Holiday let</td>
<td>Decked area and private hot tub, pet friendly</td>
<td>5 Star Gold</td>
<td>F</td>
</tr>
</tbody>
</table>

Services
All of the houses are served by a private water supply which have UV filters in place and private drainage. The farmhouse has oil-fired central heating and Orchard House has under floor heating throughout. All of the cottages are heated by LPG gas except Mill Barn which is oil.

These systems have not been tested and therefore there is no warranty from the agent.

Energy Performance Certificates (EPC’s)
The EPC’s are available on request from the selling agents.

Solicitors
Oglethorpe & Broatch Solicitors
6 Borrowdale Road, Keswick, Cumbria CA12 5DB
Tel: 017687 72125 Fax: 017687 74678
Email: iansharman@brockbanks.co.uk

Rates
Tottergill has a rateable value of £24,000 to include Orchard House and the 9 holiday cottages.
Environmental Designations and Listings
Tottergill Farm is subject to the following designations:
The whole of the Tower Barn building, which includes Ash Cottage, Oak Cottage, Tower Barn and Watson Cottage, is Grade II listed, along with the whole of Mill Barn.

Basic Payment Scheme Entitlements
All of the farm land is registered by the Department for Environment, Food and Rural Affairs (DEFRA) under the code 112 756 875. Tottergill Farm received a total payment of £3,829 in 2014. Entitlements to The Basic Payment Scheme are included in the sale.

Household Contents
The fitted carpets in Tottergill Farmhouse and the Orchard House are included in the sale. The contents of the cottages are included in the sale.

Local Authority
Carlisle City Council, Civic Centre, Carlisle, Cumbria CA3 8QG. Tel: 01228 817000

Rural Payments Agency
PO Box 300, Sheffield S95 1AA. Tel: 0845 603 7777

Travel Arrangements
Newcastle Airport Tel: 0871 882 1121

Car Hire
Hertz Tel 08708 448 844
Europcar Tel 0870 607 5000

Entry
Entry is available by arrangement with the seller.
Rights of Access and Title Conditions

Tottergill is sold with the following right of access in favour of: RSPB land in their ownership to the rear of Tottergill.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600 or 01578 722814 and Hayward Tod 01228 810 300).

Offers

Offers should be submitted to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Closing Date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

Conditions of Sale

1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.
NOTE: This plan is for convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Contains Ordnance Survey data © Crown copyright and database right 2013. NOT TO SCALE.

Total area = 47.87 acres approx.
Important Notice
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP and Hayward Tod in the particulars or by word of mouth or in writing (“Information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.