



Bailey Mill,

Bailey, Newcastleton, Cumbria, TD9 0TR



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Guide Price: £748,000

A rare business opportunity to acquire an established country holiday retreat and equestrian centre ideally located in a rural setting offering nature walks and pony trekking taking full advantage of the holiday accommodation trade and lettings properties.

- Country holiday and equestrian centre
- Versatile 4 bedroom family home
- Granny flat & 5 self-contained apartments
- Staff accommodation, bar/ entertainment lounge
- 6 loose boxes, 4 stalls and store rooms
- Outdoor arena and grazing paddocks
- Nature walks and fishing rights



DESCRIPTION

A rare business opportunity to acquire an established country holiday and equestrian centre with residential accommodation including 2 self catering apartments, a bed and breakfast suite, staff accommodation, licensed bar and half the width of the bed of Bailey Water adjoining the property along with a purpose built equestrian centre with 6 loose boxes, 4 stalls, tack and store rooms with loft storage above, grazing paddocks and an outdoor arena. There is also a neighbouring property which includes 4 self-contained rental/holiday apartments and a substantial 4 bedroom house with private garden ideally formatted to continue with this lucrative business or alternatively an ideal family home with granny flat. Situated close to the Border Forest Park the property is currently used as letting accommodation with stabling and a bar. The business has been trading for over 30 years with an established client base offering a superb business opportunity and scope for further development.

LOCATION

Bailey Mill is situated in the attractive and unspoilt Bailey Water Valley in the northern reaches of Cumbria and close to extensive areas of forest. This forest forms part of the Border Forest Park which is a vast area of open access forest with abundant wildlife and ideal opportunities for riding, cycling and walking. Bailey is a scattered hamlet of farms and house to the north of the villages of Roadhead

and Sleetbeck and a short distance to the north if the England/Scotland border and the historic Liddesdale Valley which is renowned for the Border Reivers and its lawless history. The nearest local shopping is over the border in Newcastleton which lies about 7 miles to the north with the regional shopping centre of Carlisle with its large range of services and other facilities situated about 19 miles to the south west. There is also access to the M6 motorway at Carlisle as well as a station on the main west coast rail line. The market town of Brampton lies approximately 15 miles to the south with the town of Longtown about 13 miles to the south west.

Walking is one of the best ways to appreciate Baileys peace and quiet and the quiet countryside provides the perfect opportunity to do some serious bird watching undisturbed.

DIRECTIONS

Travelling west along the A69, take the B6318 at Greenhead about 5 miles to the west of Haltwhistle. Follow this road through West Hall, Kirkcambeck and Roadhead. Approximately 3 miles after Roadhead turn right at the Sleetbeck crossroads which is signposted Bailey. After approximately 1.5 miles turn right for Bailey Mill and the property is situated on the left after about 300 yards along this road.

Travelling from the south then turn off the M6 at junction 44 and follow the A7 to Longtown. In the town centre take the third right

turn signposted Penton, Netherby and Catlowdy and follow this road through village of the Moat to a T-junction adjoining the Bridge Inn where you turn right onto the B6318. Follow the B6318 for approximately 5.5 miles through Catlowdy and Karshope Forest and, as you leave the forest, you will reach a crossroads with a post box and play area at the village of Sleetbeck. Turn left at the crossroad for Bailey and after approximately 1.5 miles turn right for Bailey Mill and the property is situated on the left after about 300 yards along this road.

If travelling from the north turn off the M74 at junction 22 and take the A6071 for Longtown. Turn right onto the A7 just to the north of Longtown and after crossing the bridge over the River Esk take the first left signposted for Penton, Netherby and Catlowdy. The directions are then the same as are then the same as for those parties travelling from the south.

SERVICES

Mains water and electricity are connected. Septic tank drainage. Biomass boiler. LPG heating in the Millstream apartment.



RATEABLE VALUE

We understand the stables have a rateable value of £2,225 although small business relief may well be available. The residential accommodation and house are in council tax bands A and B.

LOCAL AUTHORITY

Carlisle City Council, Civic Centre, Carlisle, CA3 8QG. Tel: (01228) 817000.

TENURE

We understand the property to be Freehold but this has yet to be confirmed by the solicitors.

POSSESSION

The property can be sold with vacant possession of if desired by the purchaser with the benefit of Assured Shorthold Tenancy agreements and rental income.

THE HOUSE, THE OWNERS RESIDENCE (IDENTIFIED IN GREY ON THE FLOOR PLAN)

A substantial 4 bedroom period property which offers versatile accommodation for those seeking a family residence or expanding the business to a Bed and Breakfast. The property comprises lounge, dining room, kitchen, porch/sun room, study, box room and bathroom. On the first floor there are 4 bedrooms, 3 shower rooms, study and walk in wardrobe. There is also a private garden.

THE GRANARY (IDENTIFIED IN GREEN ON THE FLOOR PLAN)

Can sleep two people in a double bedroom. There is a pleasant split-level kitchen with a breakfast bar and also, a shower room. It is on the first floor and affords lovely views over the lawns to the river beyond.

THE LOFT (IDENTIFIED IN BEIGE ON THE FLOOR PLAN)

The Loft is on the first floor and is approached by an external stone stairway. The apartment is timber-clad and has a sizeable lounge with an integral kitchen and a bathroom along with a balcony bedroom overlooking lounge.

THE STORE (IDENTIFIED IN BLUE ON THE FLOOR PLAN)

Ground floor apartment, which has a twin and two double rooms. It has a well-appointed kitchen with freezer and a comfortable lounge, shower room, dressing room/study and modern en suite bathroom.

THE MILL (IDENTIFIED IN PINK ON THE FLOOR PLAN)

The Mill is on the ground floor. It has an oak panelled and parquet-floored lounge with adjacent kitchen and shower room. Upstairs is a double bedroom and bunk bedroom.

THE FOLLY

A two bedroom cottage with staircase to the first floor. Comprising lounge/kitchen, two bedrooms, family bathroom and shower room.

THE MILL STREAM

A two bedroom apartment with terrace entrance via double patio doors to ground floor accommodation comprising lounge/kitchen, two bedrooms and shower room.

STAFF AND OTHER ACCOMMODATION

Comprising reception with family bedroom and en suite shower room, ideal for bed and breakfast use of to connect to the Millstream for larger parties. Bedroom, wc/shower room, linen room. Upstairs there is a bar, carvery room, kitchen, utility hallway and bar toilet.

STABLE BLOCK

60' 0" x 30' 0" (18.29m x 9.14m) Of rendered brick construction under pitched tiled roof comprising six loose boxes, four stalls, feed room, tack room, store room and loft storage.

PADDOCKS

Extending to approximately 3 acres (1.21 hectares) to include arena below. The property is approximately 4.5 acres (1.85 hectares) overall.

OUTDOOR ARENA

130' 0" x 65' 0" (39.62m x 19.81m) approx.

GARDENS AND GROUNDS

Surrounding the buildings there is ample parking, a forecourt, formal garden and further area to the rear with decking which could be greatly developed if required.

FISHING RIGHTS

The property has fishing rights to one bank of Bailey Water extending full length of the property boundary.

EPC RATINGS

BAILEY MILL – G (17)

THE FOLLY – E (39)

THE MILL – E (42)

THE STORE – C (73)

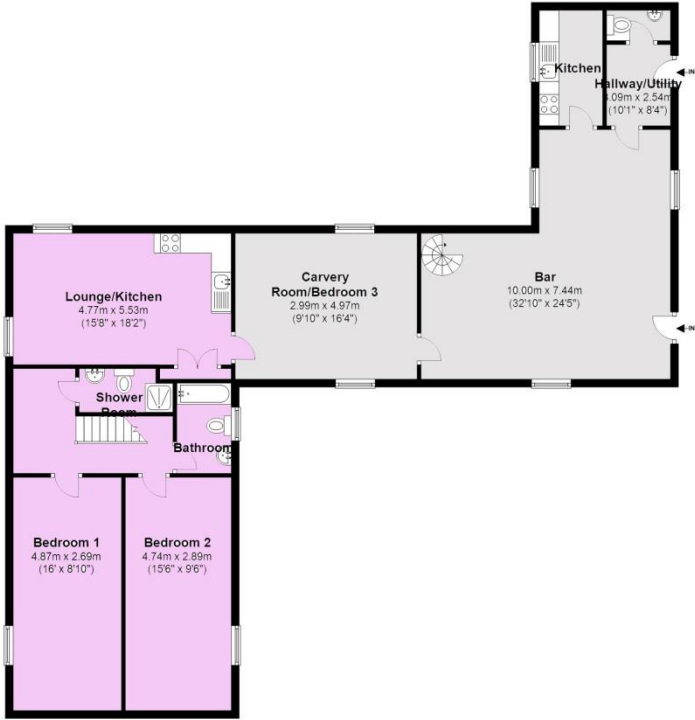
THE LOFT – C (70)





The Courtyard

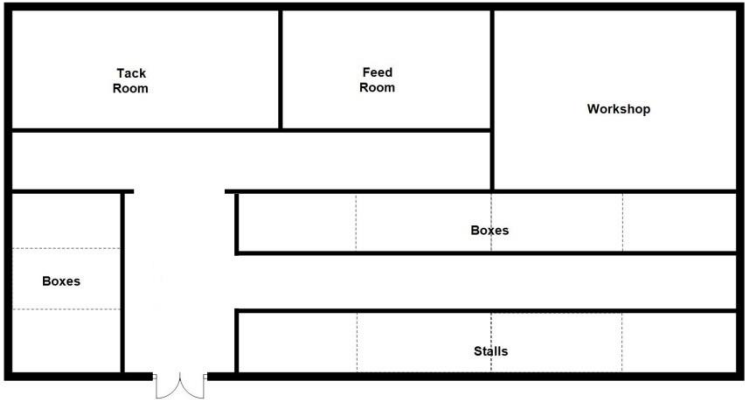
Ground Floor



Lowest Ground Floor



Stables (with storage floor above)
Approx Size: 18.30m x 9.15m





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