



LAND & ESTATE AGENTS • SURVEYORS & VALUERS

Lakeside, Townfoot, Longtown, Carlisle CA6 5LY

## WELLKNOWE RIGG, LONGTOWN CARLISLE, CUMBRIA



Wellknowe Rigg is a smallholding comprising a two or three bedroom detached cottage, grazing land, woodland and half river extending to around 20.6 acres (8.336 hectares) overall. The house is in need of full modernisation and improvement but will make a fine family house and has ample room for extension plus a detached former forge building providing potential for garaging, workshop, stables and games room or similar subject to required consents. This is an attractive rural situation with views to the Lakeland fells, grazing land extending down to riverside woodland and half river on the River Lyne to include around 340 metres of single bank fishing. EPC = G.

**GUIDE PRICE: £270,000**

Carlisle City Centre 9 miles, M6 Motorway 7 miles, Longtown 3.5 miles, Brampton 11 miles,  
A74M/Gretna 8 miles (*All distances approximate*)

*Providing a Personal & Professional Service*

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Registered Office: C&D Auction Marts Ltd., Mart Offices, Townfoot, Longtown, Carlisle CA6 5LY  
Company No. 09714713





<b>LOCATION</b>	Wellknowe Rigg is situated in a quiet rural area of North Cumbria running down to the banks of the River Lyne.
<b>DIRECTIONS</b>	There are several potential routes to this property but please be aware that sat nav using the postcode will take you to a position around 1,500 metres south of Wellknowe Rigg. If approaching from Longtown which is on the A7 north of Carlisle and Junction 44 of the M6, take a right turning by The Graham Arms Hotel on Swan Street signposted towards Easton. Proceed out of the town and take the first right turning signposted to Hallburn and Shankhill. Follow this road for approximately three miles and take a right turning at a crossroads where Wellknowe Rigg will be seen on your right.
<b>POST CODE</b>	CA6 5TS.
<b>TENURE</b>	Believed to be freehold but to be confirmed by solicitors.
<b>SOLICITORS</b>	Cartmell Shepherd, Montgomery Way, Rosehill, Carlisle CA1 2RW. Tel: 01228 514077. For the attention of Rebecca Toppin.
<b>POSSESSION</b>	Vacant possession will be given upon completion of the sale.
<b>LOCAL AUTHORITIES</b>	Carlisle City Council, Civic Centre, Carlisle, CA3 8QG. Tel: (01228) 817000.  Cumbria County Council, The Courts, Carlisle, CA3 8QG. Tel: (01228) 606060.
<b>COUNCIL TAX</b>	Following enquiry to the Valuation Office website, the property is in council tax band C.





*Old Forge*

#### **SERVICES**

The property has mains electricity and water and private sewerage. Windows are single glazed other than two PVC double glazed units.

#### **MATTERS OF TITLE & OTHER DETAIL**

The property is to be sold subject to any existing reservations, covenants, right of way, easements, right of access and wayleaves etc, whether public or private and whether constituted in the title deeds or not.

- a) There is a short section of public footpath which crosses the riverside woodland area in the south west corner as shown on the Sale Plan.
- b) The sale includes half river on the River Lyne which we understand also includes fishing rights where they adjoin the property over a length of approximately 340 metres of single bank.
- c) Maintenance of boundaries where known is shown by "T" marks on the Sale Plan.
- d) We understand this part of Lyneside Woods is part of a Site of Special Scientific Interest (SSSI).

#### **BASIC PAYMENT SCHEME**

No entitlements to the Basic Payment Scheme are included in the sale and no claim has been made in recent years. The holding is however registered with the RPA.

#### **VIEWING**

Strictly by appointment only through the sole selling agents on (01228) 792299.

#### **ACCOMMODATION**

The accommodation briefly comprises;

Front door to entrance porch 1.53m x 1.19m max leading to a hallway having a larder cupboard with stone sconces and a further built-in cupboard.





**Kitchen**

3.34m x 1.8m with enamel sink.



**Living Room**

4.65m x 4.51m having an open fire and hot water cylinder cupboard.



### **Sitting Room**

4.52m x 4.1m with tiled fireplace and glazed door to front garden and providing a potential third bedroom.



### **Bedroom**

4.6m x 3.57m.



### **Bedroom**

3.96m x 3.41m.





**Bathroom**

2.59m x 1.84m having a bath, W.C. and pedestal wash hand basin

**Outbuildings**

the principal outbuilding is a former forge of brick and slate construction with a small rear lean-to and providing two principal rooms with approximate internal measurements;

**Room 1**

3.1m x 4.8m

**Room 2**

6.3m x 4.9m providing potential for garaging, workshops, stabling, games room conversion or general outhouses subject to any required consents.

**Gardens**

Stone gate posts lead to a drive providing ample parking and a courtyard area between the house and the old forge. There is a large lawned garden but potential to create a paddock in part.

**LAND/WOOD**

The grazing land extends to around 15.29 acres (6.187 hectares) of permanent pasture to include a watercourse providing natural water. The land is situated over a quiet road from the house and has access direct onto the public highway. There is a band of woodland extending to around 4.82 acres (1.95 hectares) being part of Lyneside Woods which follow the bank of the River Lyne. This is predominantly hardwood with a pathway through and around 340 metres of single bank fishing. The river includes a pool known as the “Dipping Pool” for fishing and possibly swimming for the brave.



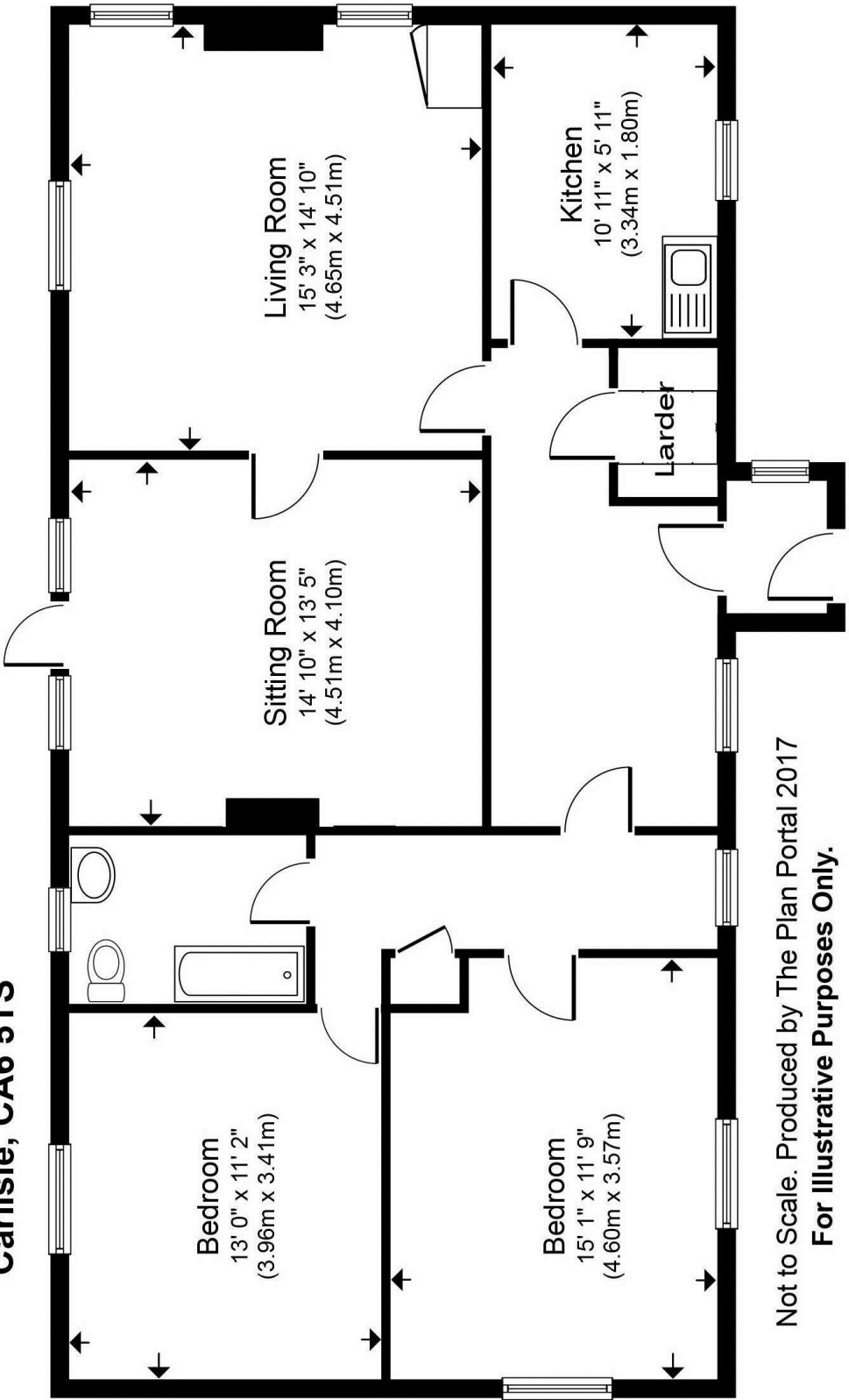






Floor Plan

Wellknowe Rigg, Longtown  
Carlisle, CA6 5TS



Not to Scale. Produced by The Plan Portal 2017  
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Carlisle, Cumbria CA6 5TS



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Wellknowe Rigg

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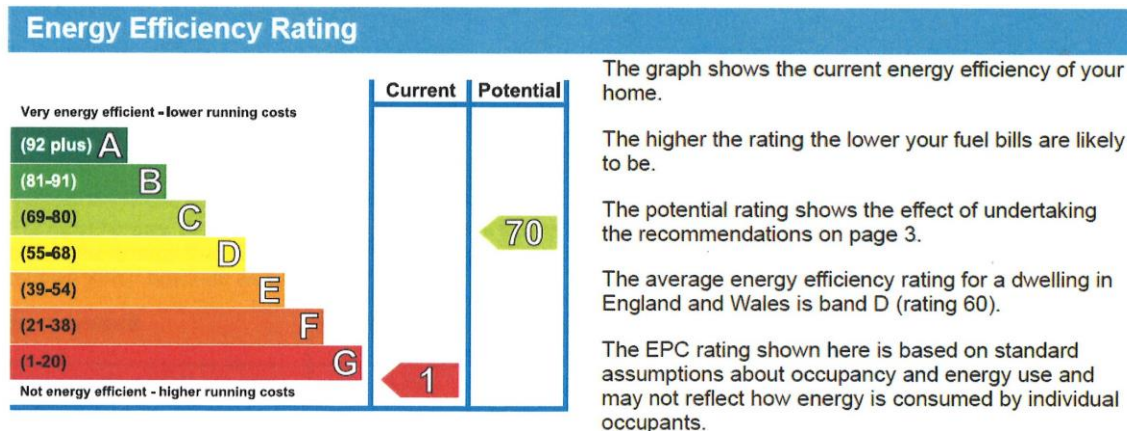
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## EPC

A summary of the Energy Performance Certificate is set out below and full details are available by email on request or can be downloaded from our websites.



## NOTE

Our client may consider offers for parts of the property.



Details prepared 21<sup>st</sup> July 2017 Ref: NPH

**Important Notice** C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:-

1. The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
2. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
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