



## **Hewstoun Farm**

**Hethersgill, Carlisle CA6 6HX**

An excellent stock farm extending in total to 92.07 acres (37.26ha) with a traditional 4 bedroom farmhouse and a range of traditional stone built outbuildings to the courtyard area and more modern livestock and crop storage buildings to the rear

**Guide Price £730,000**





### Location

Hewstown farm is located approximately 11 miles North East of Junction 44 of the M6. Longtown is situated approximately 8 miles to the West and Brampton is 8 miles to the East both of which offer local amenities. The catchment area for secondary schooling is William Howard at Brampton. Shankhill primary school is located just one mile from the property.

### 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. The entrance track to Hewstown is located on the right hand side after approximately 0.5 mile just before dropping down the hill.

### Description

An excellent stock farm extending in total to 92.07 acres (37.26ha). The property benefits from a traditional stone built 4 bedroom farmhouse which benefits from oil fired central heating and uPVC double glazing to most windows.

There is a range of traditional stone buildings within the immediate yard area with more modern storage and livestock housing outbuildings to the rear.

The land is shown edged red on the attached plan and extends to 89.47 acres (36.21ha), the majority of which is permanent grassland available for grazing or mowing with small area of woodland



### Residential Accommodation

#### Ground Floor

##### Dining Kitchen

3.26m x 6.00m. Fitted base and wall units, worktop with double drainer stainless steel sink unit, Rayburn cooker, electric cooker point, windows to side and front elevation, fluorescent light fitting, loft access hatch, oil fired boiler for central heating, glazed uPVC door to rear yard.

##### Study

2.68m x 3.66m. Window to rear elevation, radiator, ceiling light fitting.

##### Hall

Stairs to first floor, understairs cupboard, electric meters and fuseboard.

##### Living Room

4.47m x 5.94m. large reception room with open fire in stone fireplace on a marble hearth, two radiators, window to front elevation, ceiling light fitting, ceiling rose, television aerial point, glazed timber door to Porch.

##### Porch

Brick built with single glazing.





### **Dining Room**

4.47m x 3.76m. Open fire in brick fireplace, window to front elevation, ceiling light fitting, ceiling rose.

### **Utility Room**

2.68m x 3.98m. Timber single glazed window to rear elevation, linoleum floor covering, fitted shelves, base unit with worktop.

### **First Floor**

#### **Half Landing**

Timber single glazed window to rear elevation.

### **Bathroom**

3.76m x 2.94m. WC, wash hand basin, bath, shower cubicle with Mira shower, toilet roll holder, towel rail, radiator, window to side elevation, sloping ceiling.

### **Bedroom 1**

3.76m x 4.72m. Double bedroom with window to front elevation, radiator, ceiling light fitting, airing cupboard with hot water cylinder and colder water header tank.



### **Bedroom 2**

3.72m x 2.46m. Single bedroom with window to front elevation, radiator, ceiling light fitting.

### **Bedroom 3**

4.47m x 3.76m. Double bedroom with window to front elevation, radiator, ceiling light fitting.

### **Bedroom 4**

4.16m x 2.94m. Single bedroom with sloping ceiling and window to side elevation, radiator, ceiling light fitting.

### **Outside**

To the front of the house is garden laid to lawn with flower borders, paved path and concrete patio area.

### **Services**

The property benefits from mains water and electricity. Drainage is to a septic tank located within the paddock to the front of the house. Please note the septic tank will not meet the current General Binding Rules 2020 and the property is being sold on this basis. The telephone is fitted to BT regulations.

### **Council Tax**

The property is scheduled in Band D with Carlisle City Council







## Outbuildings

Surrounding the concrete yard to the rear of house is a range of traditional stone built outbuildings all benefitting from electric lighting comprising:

### Stone Barn

18.10m x 4.00m. Slate roof covering, two swing timber and metal doors and one metal gate to front elevation, timber door to rear elevation, central feed barrier.

### Former Byre

4.40m x 5.90m. Slate roof covering, concrete floor.

### Loose Box

5.59m x 4.49m. Slate roof covering, concrete floor.

### Store

4.52m x 5.55m. Profile steel roof covering, concrete floor, fluorescent light fitting, sliding metal door.

### Garage

4.52m x 6.46m. Profile steel roof cladding, sliding door, electric light and power, oil tank, electric fuseboard, part lofted.

### Loose Housing

13.34m x 9.84m. Block walls with profile steel cladding and Yorkshire Boarding, concrete floor, feed barrier.

### Dutch Barn

7.43m x 4.66m. Timber frame with corrugated iron cladding, brick rear wall, earth floor. This building is in need of repair.

### Cake Tower

### Loose Housing

11.68m x 18.00m. Timber frame with blockwork walls, profile steel cladding and Yorkshire Boarding, concrete and earth floor, central feed barrier.

### Crop Store

5.31m x 13.70m. 3 bay steel portal frame with block walls and profile steel cladding, concrete floor.

Extensive concrete yard for use as silage storage. The tyres at the property are included in the sale.

### Two Cow Cubicle Buildings

18.00m x 15.00m. Timber framed with corrugated iron cladding, concrete floor, timber stalls.

### Loose Box

8.10m x 7.85m. Brick building with cement fibre roof, door into Former Dairy.

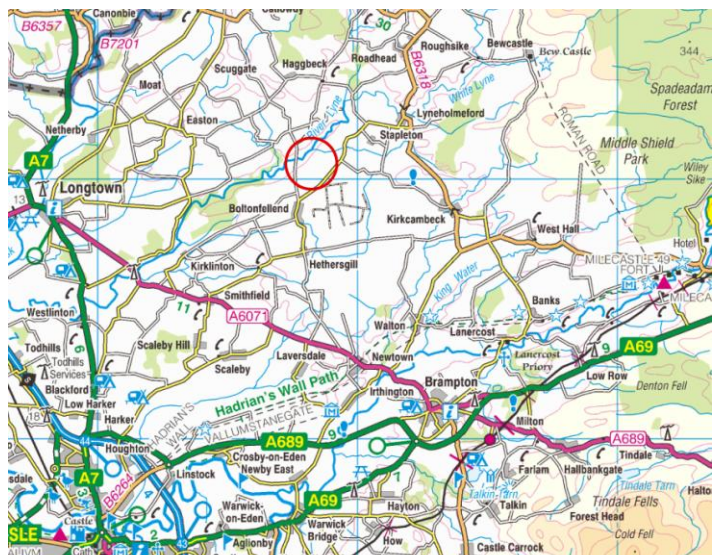
Concrete yard with slatted slurry storage.

### Former Dairy

3.85m x 3.60m. Block built with cement fibre roof covering.

### Cubicle Shed

8.55. x 6.45m. Block built with profile steel cladding, Yorkshire boarding sections.



Field No	Field Reference	Ha	Acres
1	NY4770 5626	3.80	9.39
2	NY4770 6348	4.69	11.59
3	Access Track	0.17	0.42
4	NY4770 6861	1.77	4.37
5	NY4770 8135	5.58	13.79
6	NY4770 8753	2.75	6.80
7	NY4770 8845	0.20	0.49
8	NY4770 9168	3.55	8.77
9	NY4770 9709	8.57	21.18
10	NY4770 9940	0.10	0.25
11	NY4870 0237	0.05	0.12
12	NY4870 0255	2.52	6.23
13	NY4870 0439	0.12	0.30
14	NY4870 0741	0.07	0.17
15	NY4870 0744	0.23	0.57
16	NY4870 0945	0.22	0.54
17	NY4870 1138	1.94	4.79
18	NY4870 1330	0.05	0.12
19	Farm Steading	0.62	1.53
20	Half River Bed	0.26	0.64
		<b>37.26</b>	<b>92.07</b>

### The Land

The land is shown edged red on the attached plan and extends to 89.47 acres (36.21ha) and is mainly permanent grassland for mowing and grazing with some small areas of woodland. Access is gained from the access track and then from field to field.

### Entitlements

The land is registered for Basic Payment purposes. 34.62 non SDA entitlements are included in the sale and will be transferred to the successful Buyer(s). The cost of transferring these entitlements will be £250 + VAT, payable by the Buyer(s).

The seller will retain the 2020 payment.

### Environmental Schemes

The land is not subject to any environmental schemes.

### NVZ

The land is not located within a Nitrate Vulnerable Zone.

### Tenure

Hewstown Farm is offered for sale Freehold with Vacant Possession being given on completion.

### Sporting Rights

The sporting rights are included in the sale, in so far as they are owned. Please note the fishing rights on the River Lyne are excluded from sale as they are owned by another party.

### Farm Sale

The Sellers reserve the right to hold a farm sale upon the property.

### Burdens

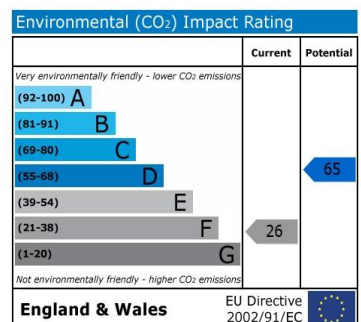
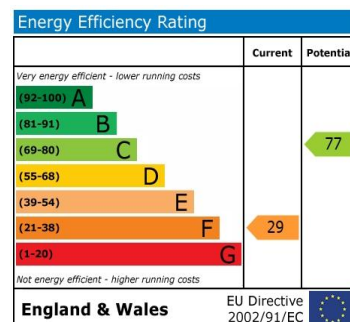
The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens

### Viewings

All viewings are strictly by appointment through H&H Land and Estates. Tel 01228 406260.

### Method of Sale

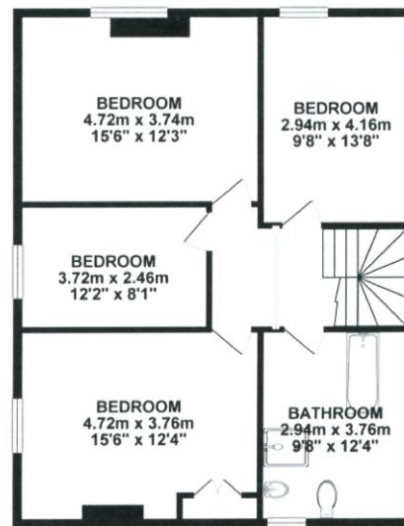
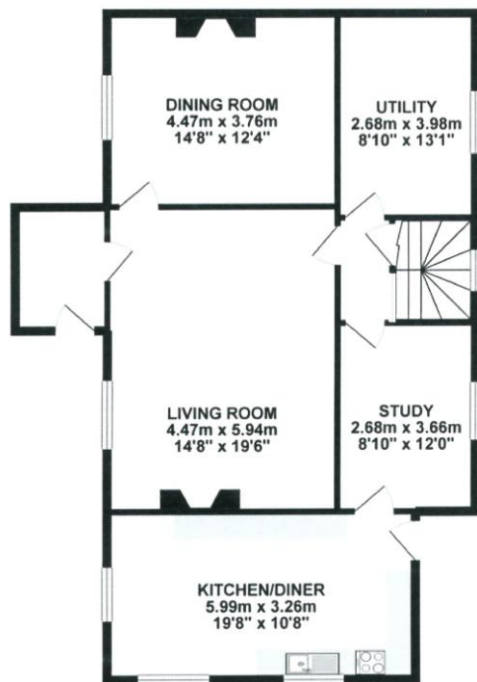
The property is to be offered for sale as a whole by Private Treaty. The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.











### Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic id, ie driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: call into our office with, or post to us, the original documents for us to copy; or a certified copy provided via your solicitor.



### IMPORTANT NOTICE

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- (i) 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;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;  
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- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
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- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd and RICHARD BROWN & PARTNERS reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **May 2020**

