



Chapel House Farm

Gilsland, Brampton CA8 7EL

An excellent stock farm extending in total to 104.07 acres (42.11ha) with a range of traditional stone outbuildings and more modern steel portal frame buildings providing stock and crop housing. The spacious, well appointed five bedroom farmhouse benefits from oil fired central heating and uPVC double glazing

Offers Over £800,000



Location

Chapel House Farm is located less than one mile from the village of Gilsland and 1.3 miles from A69 giving excellent access to both Carlisle and Newcastle. Gilsland offers two public houses and a post office, more comprehensive local services and schools are located in nearby Brampton and Haltwhistle.

The farm is crossed by Hadrian's Wall, the Vallum and the Stanegate giving the property excellent potential for possible tourism diversification.

Directions

From the A69 take the B6318 signposted Greenhead/Gilsland/ Chollerford, continue on this road for 1.4 miles, the access track to Chapel House farm is on the left hand side opposite some bungalows.

Description

An excellent stock farm extending in total to 104.07 acres (42.11ha). The property benefits from a traditional partially rendered stone built 5 bedroom farmhouse which benefits from oil fired central heating and uPVC double glazing.

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

The land is shown edged red on the attached plan and extends to 102.73 acres (41.57ha), the majority of which is permanent grassland available for grazing or mowing with the remainder being rough grazing.

Residential Accommodation

Ground Floor

Utility Room

2.05m x 3.90m. Timber door to rear yard, uPVC double glazed windows., worktop with stainless steel wash hand basin, plumbing for washing machine, coat hooks, spotlight fittings, timber stable door to Dining Kitchen.



Dining Kitchen

2.85m x 4.95m. Fitted base and wall units, granite worktops, Belfast sink unit with mixer tap, Stove double oven with extractor hood above, timber boarded ceiling, part timber boarded walls, vinyl floor covering, radiator, uPVC sash window with timber shutters, spotlight fittings, timber door to

Inner Hall

Stairs to first floor, understairs cupboard.

Study

2.80m x 3.10m. part timber boarded walls, radiator, fitted shelves, coat hooks, spotlight fitting, coat hooks, telephone point.

Dining Room

4.45m x 5.10m. Timber floor, uPVC door to front elevation, uPVC sash window to front elevation with timber shutters, two radiators, spotlight fittings, television aerial point, telephone point.

Sitting Room

4.55m x 5.30m. Multi-fuel stove in standstone fireplace with timbe mantelpiece, built in shelves, uPVC sash window with timber shutters, spotlight fitting, radiator, telephone point, television aerial point.





First Floor

Stairs

Timber stair gate, window to half landing.

Bedroom 1

2.40m x 3.20m. Single bedroom with sloping ceiling, exposed beams, radiator, heated towel rail, fitted shelves, uPVC sash window to side elevation, spotlight fitting.

Bedroom 2

4.60m x 4.85m. Double bedroom with two uPVC sash windows to front elevation, radiator, radiator.

Inner Hall

Radiator.

Bedroom 3

4.60m x 3.70m. Double bedroom with uPVC sash window to front elevation, built in cupboard with fitted shelf and hanging rail, spotlight fitting, radiator.

Ensuite Shower Room

WC, wash hand basin, shower cubicle with mains shower, part timber panelled walls, uPVC sash window to side elevation, wall light and spotlight fittings, radiator.

Bathroom

2.80m x 5.00m. WC, wash hand basin, free standing bath, part timber panelled walls, sloping ceiling, uPVC sash window to side elevation, wall light and spotlight fittings, radiator, built in airing cupboard with fitted shelves and heated towel rail, low level window to rear elevation.



Second Floor

Landing

Spotlight fitting, cupboards to eaves space, Velux rooflight.

Bedroom 4

4.35m x 4.25m. Double bedroom with sloping ceilings, radiator, cupboards to eaves space, exposed beams, Velux rooflight.

Bedroom 5

4.35m x 4.10m. Double bedroom with sloping ceilings, radiator, exposed beams, cupboards to eaves space, spotlight fittings, television aerial point. Velux rooflight.

Outside

To the front of the house is a paved patio and side gravelled area.

To the rear is a large concrete yard.

Services

The property benefits from mains water and electricity. Drainage is to a septic tank. 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. Danfoss water pump and water tank used to increase the pressure.

Council Tax

The property is scheduled in Band D with Northumberland County Council.





Outbuildings

Store

3.92m x 1.03m. Block built with profile steel cladding.

Two Garages

6.5m x 5.3m. Block built with profile steel cladding.

Boiler Room

2.55m x 2.05m. Block and brick built with flat roof, Worcester boiler, electric fuses and meters, insulated ceiling, electric light and power. Steps down to **WC** wash hand basin, WC, radiator, insulated ceiling.

Medicine Room

2.15m x 2.70m. Block built with profile steel roof, boarded walls, Danfoss Water pump and water tank, electric light and power.

Pony Stable

2.85m x 3.25m. Block and stone built with profile steel roof electric light and power.

Garage

4.75m x 2.95m. Block and stone built, concrete floor, double timber doors to side elevation.

Stable Block

Brick built with profile steel cladding, concrete floor.

Stable 1 – 3.80m x 4.48m. Water trough.

Stable 2 – 3.72m x 4.48m. Water trough.

Tack Room – 1.90m x 2.18m.

Stable

4.70m x 3.00m. Block built with profile steel cladding.

Former Byre

17.85m x 5.50m. Stone built with asbestos cement roof covering, electric fuses, water trough.

Bull Pen

8.30m x 2.55m. Asbestos cement roof covering, water trough, side door.



Loose Housing

14.85m x 25.00m. Steel portal frame with asbestos cement roof covering, concrete floor, feed barriers.

Traditional Stone Barn

With slate roof covering, housing:

Kennels/Store

4.35m x 4.90m. Cobbled floor, lofted above.

Workshop

5.00m x 4.90m. Concrete floor, electric light and power, lofted above, feed chutes from Granary above.

Granary

9.70m x 4.90m. Accessed via stone steps to the side and divided into two rooms, one with timber feed bins.

Crop/Machinery Store

22.80m x 7.35m. Five bay steel portal frame lean-to with profile steel cladding.

Hardcore Yard Area



Field No	Field Reference	Ha	Acres	Land Use
1	NY6466 2710	4.80	11.86	Permanent Grassland
2	NY6466 5303	0.20	0.49	Permanent Grassland
3	NY6466 4908	2.14	5.29	Permanent Grassland
4	NY6465 5395	0.63	1.56	Permanent Grassland
5	NY6465 6199	2.56	6.33	Permanent Grassland
6	NY6466 6811/6111	0.32	0.79	Permanent Grassland
7	NY6466 6907/7208	0.19	0.47	Permanent Grassland
8	NY6466 5415/5115	0.14	0.35	Hardstanding
9	NY6466 5925	2.82	6.97	Permanent Grassland
10	NY6466 7125	2.43	6.00	Permanent Grassland
11	NY6465 3495	2.41	5.96	Permanent Grassland
12	NY6465 4482	5.01	12.38	Rough Grazing
13	NY6465 5635	18.06	44.63	Rough Grazing
14		0.40	0.99	Steading & Track
		42.11	104.07	

The Land

The land is shown edged red on the attached plan and extends to 102.73 acres (41.57ha) and is mainly permanent grassland for mowing and grazing with some rough grazing.

Entitlements

The land is registered for Basic Payment purposes. 22.50 non SDA and 17.82 Moorland 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 owner has applied to enter the land into a Higher Level Stewardship Scheme. Further details are available upon request.

NVZ

The land is not located within a Nitrate Vulnerable Zone.

Tenure

Chapel House 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.

Viewings

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

Burdens

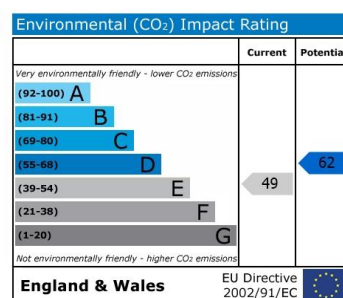
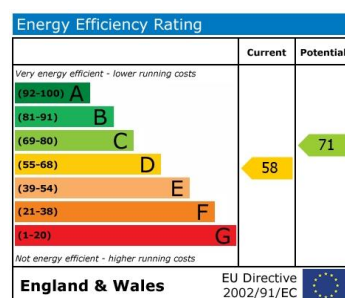
The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, 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

Method of Sale

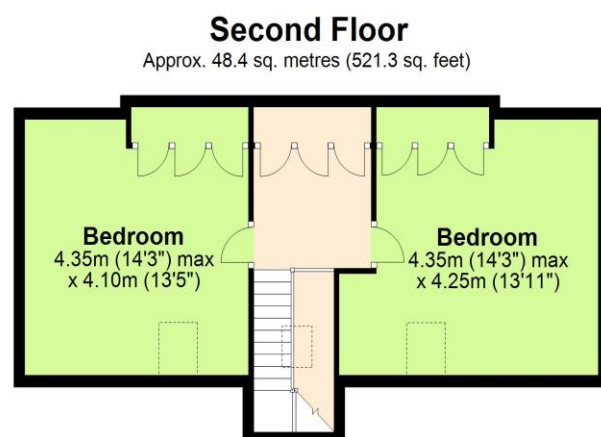
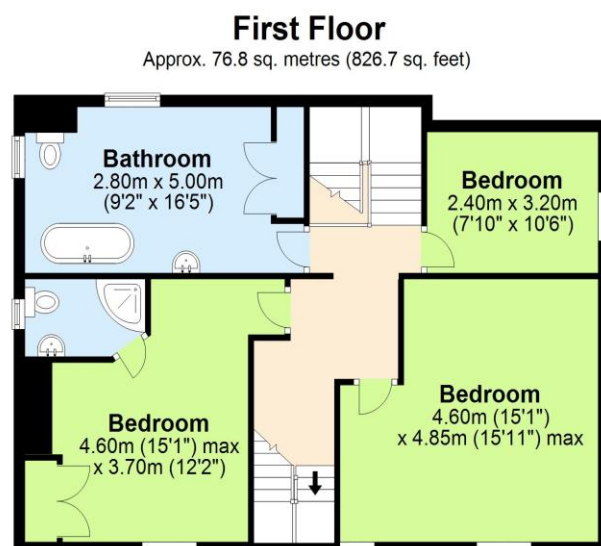
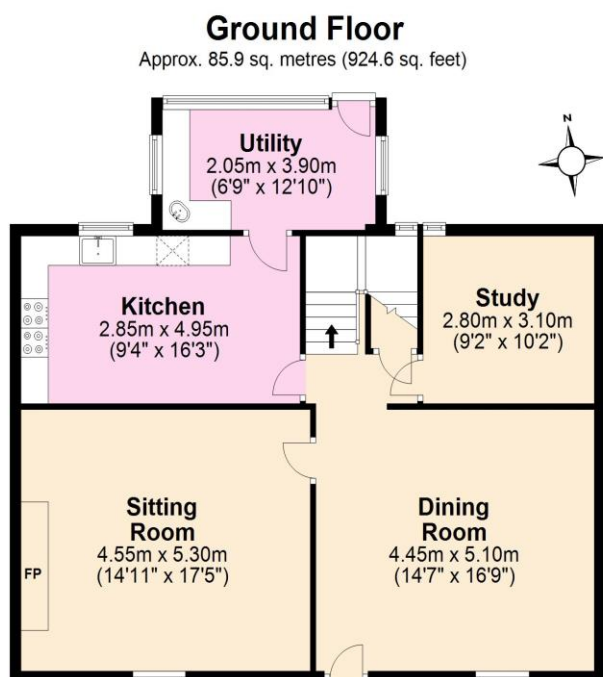
The property is to be offered for sale as a whole by Private Treaty. The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

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.







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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: October 2020, Photos Taken March 2019 and October 2020

