



Offers in excess of £299,950

Particulars of sale of:

Lonning Head, Aspatria, Wigton,
Cumbria
CA7 3HH

EPC Band D

FOR SALE BY PRIVATE TREATY WITH OPTIONAL PARCELS OF LAND UP TO APPROXIMATELY 11 ACRES

Lonning Head consists of a detached 3 bedroomed bungalow that has been recently renovated to a high standard. The property has a double carport with adjoining garden sheds and further car parking area. The property is also offered with optional parcels of land of up to 11 acres or thereabouts which is situated approximately 50m south of the bungalow.



Introduction / Location:

Lonning Head consists of a detached 3 bedroomed bungalow situated in the town of Aspatria. It is of cavity wall construction under a recently installed new slate roof. The property has been recently renovated to a high standard and includes well-proportioned rooms with plenty of light, with the side of the property having views overlooking the northern fells of the Lake District. Featuring a large dual aspect living room, large kitchen with modern fitted units, rear entrance porch, spacious hallway, 3 bedrooms and modern family bathroom with separate shower. UPVC windows throughout. Gas central heating. Double carport with adjoining garden sheds to the rear with further car parking area and easily maintained gardens. Aspatria is well catered for with a Doctor's Surgery, Primary and Secondary Schools, Bus Service, Pubs, Shops, Fuel Station, Hairdressers and Train Station, all within walking distance.

Directions:

From Carlisle take the A595 heading west for Thursby for approximately 7 miles. At the roundabout take the 3rd exit onto the A596 and follow the road for a further 13 miles. Lonning Head is on the left opposite West Farm.

From Maryport heading east, follow the A596 for 7 miles. Lonning Head will be situated on the right opposite West Farm.

The town of Aspatria is situated 9 miles from Wigton, 20 miles from Carlisle, 7 miles from Maryport and 20 miles from Workington. (All distances are approximate).

Viewing

Viewing of the property is to be strictly by appointment with the Sole Agents, Ian Ritchie Land Agents Ltd, Shannondale, Newbiggin, Penrith CA11 0HT.
Tel: 07885 813 686 or 07719 470 597.
Email office@ianritchielandagents.co.uk.

COVID-19: All viewings are to be undertaken in strict compliance with government guidelines.

Method of Sale

The property will be offered for sale by private treaty with or without the optional land. Offers are to be made in writing to Ian Ritchie Land Agents Ltd. The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd. The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

General Description

The bungalow is of cavity wall construction and is part rendered under a slate roof. It has UPVC windows throughout and can be described as follows:

Front Door into Hall

3.90m x 4.80 max with wooden glazed front door and surround. A large hallway which is very light and spacious. Carpeted.

Living Room

6.20m x 4.50m with carpet flooring. Mains gas fire. Windows to front and side elevation. Telephone master socket.

Bathroom

2.25m x 3.28m max. Modern 3-piece suite in white with mixer taps. Shower head over bath. Separate gravity fed shower cubicle. Heated towel rail. Tiled floor and fully tiled walls.

General Storage Cupboard

Baxi Combi Boiler.

Rear Entrance Porch

Under a flat felt roof. UPVC back door.



Living Room



Living Room



Bathroom with separate shower



Kitchen/Diner

Open plan kitchen/diner measuring 3.90m x 5.80m max. Modern fitted wall and floor units. Flavel Aspen gas 8 hob and electric double oven. Extractor hood. Flavel integrated dishwasher and fridge/freezer. Acrylic sink with mixer taps. Part tiled walls. Fitted cupboard with double doors. Lino floor.



Bedroom 1

4.38m x 3.6m max. Double with fitted wardrobes and dressing table. Double glazed window. Carpeted throughout.

Bedroom 2

3.50m x 4.03m. Double with fitted wardrobes and dressing table. Double glazed window. Carpeted throughout.

Bedroom 3

2.80m x 3.29m. Double glazed window. Carpeted throughout.



Outside

The garden to the rear of Lonning Head has a double carport and adjoining garden sheds with the remaining area consisting of gravel parking area and second side entrance. To the front of the property is a further gravelled area.

Services

The property benefits from mains electricity, mains water (metered), mains gas and mains sewer. The telephone is installed subject to British Telecommunications regulations

Council Tax

We understand that Allerdale Borough Council has scheduled the property as lying within Band C.

Energy Performance Certificate (EPC)

A full copy of the EPC can be obtained from the sole agents. The house currently lies within band D as shown below.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Optional Land

A block of up to 11 acres or thereabouts of agricultural land can be made available by separate negotiation with the purchase of Lonning Head. The land is located in close proximity to the bungalow as shown on the attached plan and is currently sown down to permanent pasture with a mains water supply. The land is south facing and would be ideal for the grazing of livestock or for equine use. Access to the land is taken via a tarmac access road from the north or a shared occupation lonning from the south from Comely Bank. The vendor has recently submitted a planning application on the land for a wooden stable block consisting of four stables and a tack / storage room. For the avoidance of doubt the vendor would consider offers for smaller parcels of land to suit individual purchaser's requirements.

General Remarks

Tenure

We understand that the title of the property is freehold. The property will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and completion

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion of sale.

Ingoings

There are to be no other ingoing claims effecting the property.

Matters of Title

The property is sold subject to all existing burdens (footpaths, bridleways, covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

Purchaser Registration

As part of Government Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Solicitors

If you require any information of a legal nature, please contact the vendors solicitors:

Atkinson Ritson Solicitors (Andrew Barnard or Peter Yardley)
39 High Street
Wigton
Cumbria
CA7 9PE
Tel: 016973 43241
Email: info@atkinsonritson.co.uk

Further Photographs

Additional photographs and a virtual tour of the property can be viewed on our website:
www.ianritchielandagents.co.uk

From the Home page, select 'Properties for Sale' and then click on the text saying 'Lonning Head' which is located to the right of the photograph of the bungalow. From here the particulars, additional photographs and the virtual tour of the property can be downloaded and viewed.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements, or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. The vendors reserve the right to sell the property without notice.

Sole Agents

Ian Ritchie Land Agents Ltd

Shannondale

Newbiggin

Penrith

Cumbria

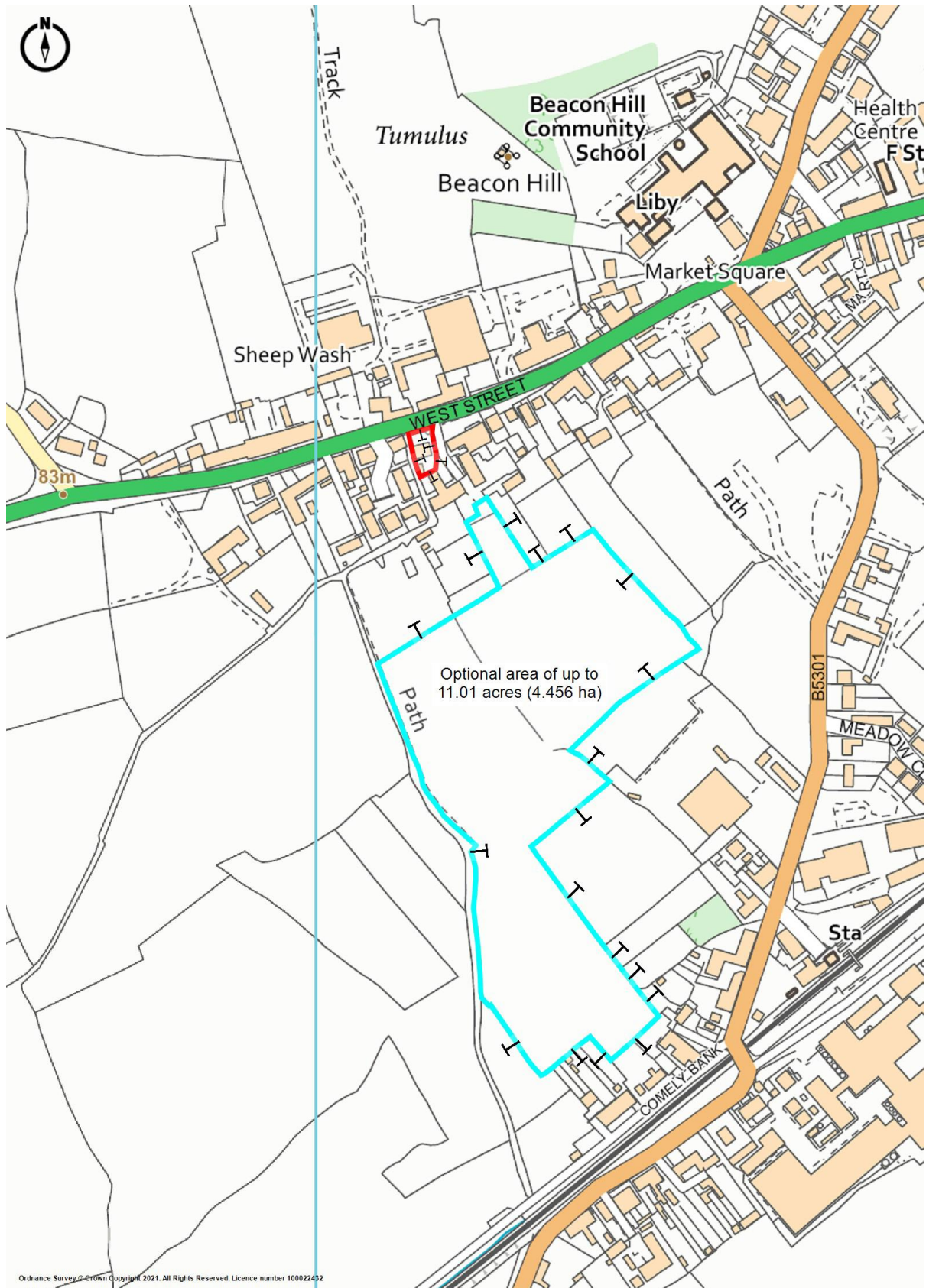
CA11 0HT

Tel: 07885 813 686 Office: 07719 470 597

Email: ian@ianritchielandagents.co.uk

Original Particulars prepared: September 2021

Revised 3rd May 2022



Lonning Head
West Street, Aspatria, Wigton CA7 3HH
Sale plan

