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Offers in the region of £349,750

**Particulars of sale of:**

Holme Lea, Plumbland, Aspatria

**CA7 2EZ**

EPC Band D

## FOR SALE BY PRIVATE TREATY WITH ADJOINING PADDOCK, EXTENDING AS A WHOLE TO APPROX 1.02 ACRES

Holme Lea consists of a substantial detached 4 bedroomed bungalow sitting in a large area of ground. The property has a parking area to the rear with adjoining outhouses and lawned area to the side elevation. The property is also offered with an adjoining paddock situated to the rear of the bungalow.



### Introduction / Location:

Holme Lea consists of a detached 4 bedroomed bungalow situated in the village of Plumbland. The property includes well-proportioned rooms featuring a large living room with open fire, large kitchen with fitted units, rear entrance porch, spacious hallway, 4 bedrooms and modern family bathroom with separate shower. UPVC windows throughout. Oil fired central heating. Several garden sheds to the rear with further car parking area and easily maintained gardens.

Holme Lea is the perfect property for all animal lovers and lends itself to any type of agricultural usage. An ideal property for equestrian use having the benefit of an adjoining paddock to the rear with plenty of room for further buildings such as stables or kennels to be built (subject to any necessary planning consents) and quiet country roads to hack out on.

The nearest town is Aspatria which is well catered for with a Doctor's Surgery, Primary and Secondary Schools, Bus Service, Pubs, Shops, Fuel Station, Hairdressers and Train Station.

### Directions:

Holme Lea is located in the centre of the village of Plumbland as shown on the attached sale plan.

### 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](mailto: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. 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 rough cast/rendered under a tiled roof. It has UPVC windows and doors throughout and can be described as follows:

### Front Door into Hall

1.8m x 4.04m with UPVC front door and surround. A large hallway which is very light and spacious. Carpeted.

### Living Room

8.65m x 4.46m with fitted carpet. Very light and spacious. Open fire. Triple aspect windows. Patio doors.



### Rear Entrance Porch

UPVC rear Porch with polycarbonate roof sheeting. Laminate floor.

### Utility Room

2.07m max x 3.79m max  
Separate WC

### Kitchen/Diner

Open plan kitchen/diner measuring 4.66m x 3.71. Modern fitted wall and floor units. Part tiled walls. Plumbed for washing machine. Electric double oven. Zanussi integrated hob. Stainless steel single sink and drainer with mixer taps. Lino floor.



### Airing Cupboard

Hot water cylinder with electric immersion heater.

### General Storage Cupboard

Store cupboard with electricity fuse box.

### Bathroom

2.83m max x 2.66m. Modern 3-piece bathroom suite in white with mixer taps. Shower head over bath. Separate gravity fed shower cubicle. Tiled floor and fully tiled walls.



### Bedroom 1

4.06m max x 3.73m max. Fitted cupboard. Carpeted throughout.

### Bedroom 2

4.17m max x 3.73m max. Fitted cupboard. Carpeted throughout.



### Bedroom 3

3.26m x 3.67m max. Dual aspect room. Carpeted throughout.

### Bedroom 4

4.39m max x 3.69m max. Fitted cupboard. Carpeted throughout.

### Outside

The area to the rear of Holme Lea has a range of outhouses with the remaining area consisting of a spacious car parking area. The side elevation has a very large lawned area and an adjoining paddock. To the front of the property is a further gravelled area. The property extends in total as a whole to approx 1.02 acres.



### Services

The property benefits from mains electricity, mains water and mains sewer. The telephone is installed subject to British Telecommunications regulations. Oil fired central heating.

### Council Tax

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

### 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		
69-80	C		72   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

### 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.

### 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  
39 High Street  
Wigton  
Cumbria  
CA7 9PE  
Tel: 016973 43241  
Email: [info@atkinsonritson.co.uk](mailto: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](http://www.ianritchielandagents.co.uk)

From the Home page, select 'Properties for Sale' and then click on the text saying 'Holme Lea' 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](mailto:ian@ianritchielandagents.co.uk)

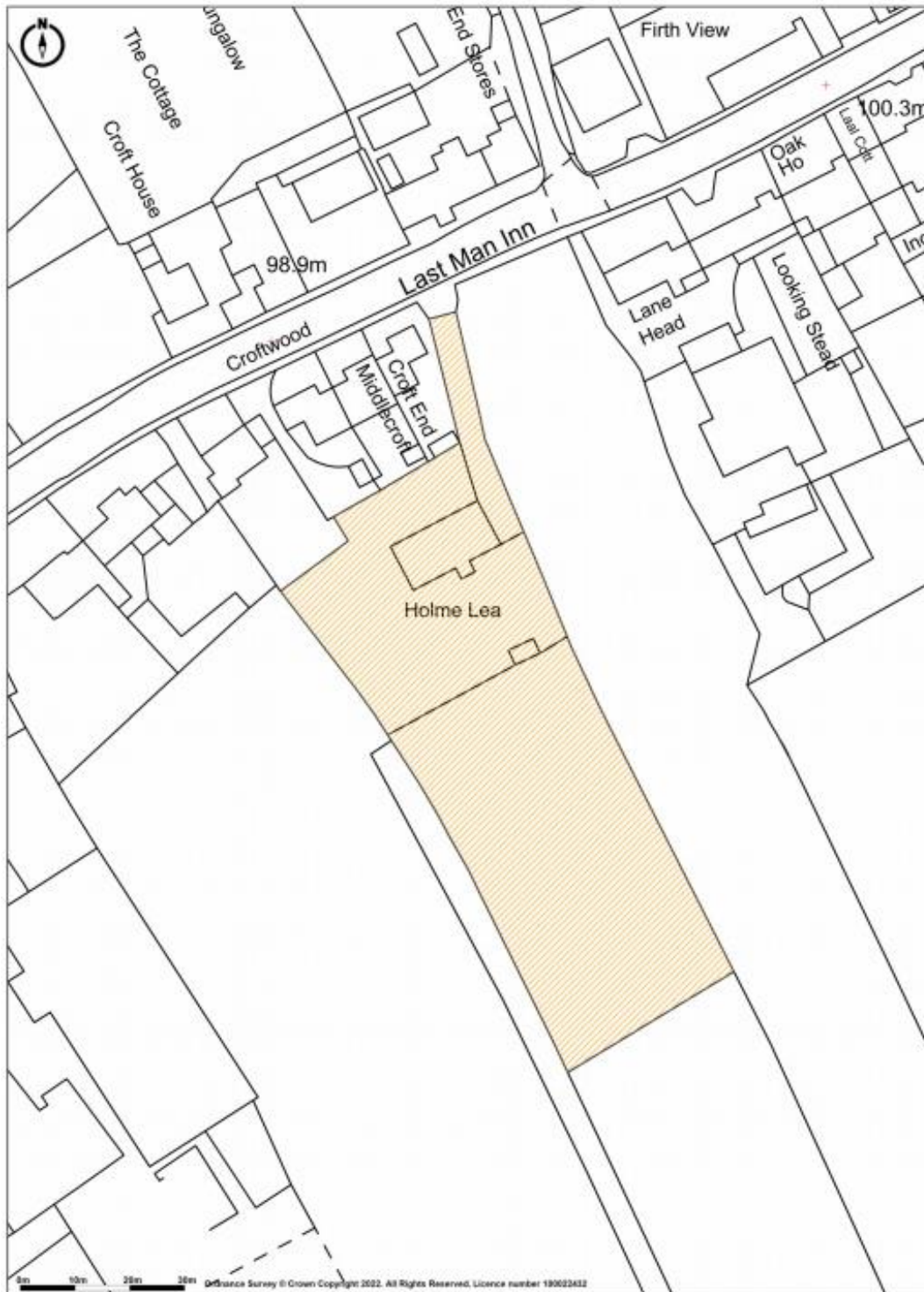
**Particulars prepared: February 2022**

# Holme Lea



Floor Plan  
Approximate Floor Area  
1679 sq. ft  
(156.00 sq. m)

**Approx. Gross Internal Floor Area 1679 sq. ft / 156.00 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.



**Holme Lea**  
Plumbland, Wigton CA7 2EZ

**R** Ian Ritchie  
Land Agents