



Offers in excess of £399,950

Particulars of sale of:

Threapland House, Threapland, Aspatria

Wigton, Cumbria

CA7 2EJ

EPC Band G

FOR SALE BY PRIVATE TREATY AS A WHOLE

Threapland House is a desirable small holding consisting of a 3 bedroomed traditional farmhouse, adjoining stables/sheds, workshop, barn/byre, car ports/general stores, large garden, stackyard and land extending as a whole to 1.36 acres (0.55 hectares) This is a rare opportunity to purchase such a spacious plot in a village location.



Rear Elevation



Paddock

Introduction / Location:

Threapland House consists of a detached 3 bedroomed traditional farmhouse situated in the village of Threapland. The house is of stone-built construction, rendered under pan tile type roof. The property is in need of modernisation and includes well-proportioned rooms featuring a large living room with a multi-fuel stove and LPG gas fire, kitchen with fitted units, utility room, dining area, 3 bedrooms, a craft/office room, shower room. UPVC windows throughout. LPG gas central heating. Adjoining stables/sheds, workshop, barn/byre, car ports/general stores, outdoor WC, large garden to the rear, stackyard and paddocks adjoining the house and yard, extending in total as a whole to 1.36 acres (0.55 hectares) or thereabouts.

Threapland House is the perfect property for all animal lovers and lends itself to any type of agricultural usage. It would also be an ideal property for equestrian use having the benefit of the adjoining land to the rear of the property and adjoining buildings. There is plenty of room for further buildings/sheds/stables/kennels to be built (subject to any necessary planning consent). Set in a quiet village with country roads it is an ideal area for hacking out in.

Directions:

Turn off the A595 at the Greyhound Inn, Bothel. Proceed past the pub, take the first right signed for Plumbland and Aspatria. Follow the road for 1.6 miles. In the village of Threapland the property is directly to your right, overlooking the village green.

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@ianritchieandagents.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 as a whole. 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 house is of stone-built construction, rendered under a pan tile type roof. It has UPVC double-glazed units and can be described as follows:

Ground Floor

Main Door into Porch

1.52m x 1.19m. UPVC external front door with wooden interior door leading to Living Room.

Living Room

7.51 max x 7.64 max. L Shaped room. Solid fuel Dunsley Highlander 8 Stove in brick surround. Gas fire. Carpet flooring. Telephone point.



Kitchen/Diner

6.78m x 3.46m. Fitted wall and floor units. Acrylic 1½ sink unit with mixer tap. Part tiled walls. Gas 4 ring oven. Carpeted throughout.



Rear Hall/Utility Room

3.62m x 2.73m with wash hand basin. Hot and cold water for washing machine. Rear door and access to adjoining former byre.

First Floor

Stairs with half landing. Fitted with stairlift.

Craft Room/Office/Dressing Room

3.35m x 2.33m. Through to bedroom 1.

Bedroom 1

3.61m x 3.56m. Carpeted throughout.



Bedroom 2

3.09m x 3.84m. Fitted cupboard and vanity unit. Carpeted throughout.



Bedroom 3

3.85m x 3.54m. Two fitted cupboards. Telephone point. Carpeted throughout.



Shower Room

3.36x 3.06m max. WC, bidet, wash hand basin in avocado green. Disabled access shower cubicle. Airing cupboard. Part tiled walls.



Outside

To the rear elevation of the house is a lawned area with garden shed.

Services

The property benefits from mains electricity, mains water and mains sewer. UPVC double glazed units. Flo Gas LPG Gas Tank for central heating. 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 D.

Buildings

The buildings are of predominantly traditional construction. They can be described as follows:

Attached to house – Garage/Workshop located below bedroom 1 now used as workshop. Subject to obtaining any necessary planning permission and building regulations consents this could be used to extend the ground and first floor accommodation in the house.

Further Barn of traditional stone-built construction under a slate roof attached to the north eastern gable of the house. This barn may also be suitable, subject to any necessary planning permission and building regulations consents to extend the accommodation from the house or to convert to a separate dwelling or annex. Currently the building consists of a former 8 stall byre now used as a woodshed which can be accessed from its front elevation or internally via the utility room in the house. The byre is lofted. Adjoining is a traditional hay barn and stable which is lofted.

Lean-to building to rear elevation of above barn of single-storey brick construction under a marley tile roof consisting of two stables and an outside WC.

4-Bay timber framed car ports/general store clad with corrugated steel sheeting under monopitch steel sheeted roof. Car inspection pit.

Former railway goods wagon. Timber construction under box profile steel sheet roof. Used as general storage.

Land

In total to include the area occupied by the house, buildings and farmyard the property extends in total to 1.36 acres (0.55ha) or thereabouts. The land lies to the rear of the house and buildings in two paddocks which are sheltered and fenced for sheep.

General Remarks

Tenure

We understand that the title of the property is freehold. The land 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.

Energy Performance Certificate (EPC)

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

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:

Brockbanks Solicitors (Ceri Bevan)
Norham House
71 Main Street
Cockermouth
CA13 9JS
Tel: 01900 827222
Email: ceribevan@brockbanks.co.uk

Further Photographs and Virtual Tour of House, Buildings and Land

Additional photographs and a virtual tour of the house, buildings and land can all be viewed on our website. The website address is www.ianritchielandagents.co.uk. From the Home page, select 'Properties for Sale' and then click on the text saying 'Threapland House' which is located to the right of the photograph of the house. From here the particulars, additional photographs and the virtual tour of the property can be downloaded and viewed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G	1 G	

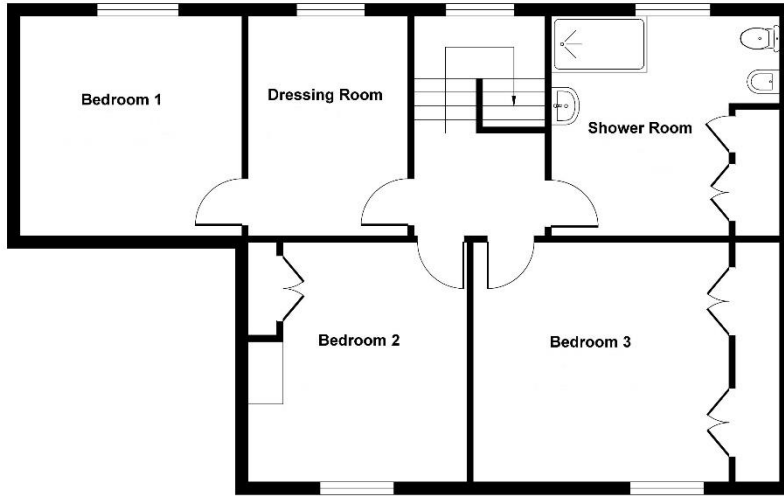
Important Notice

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.

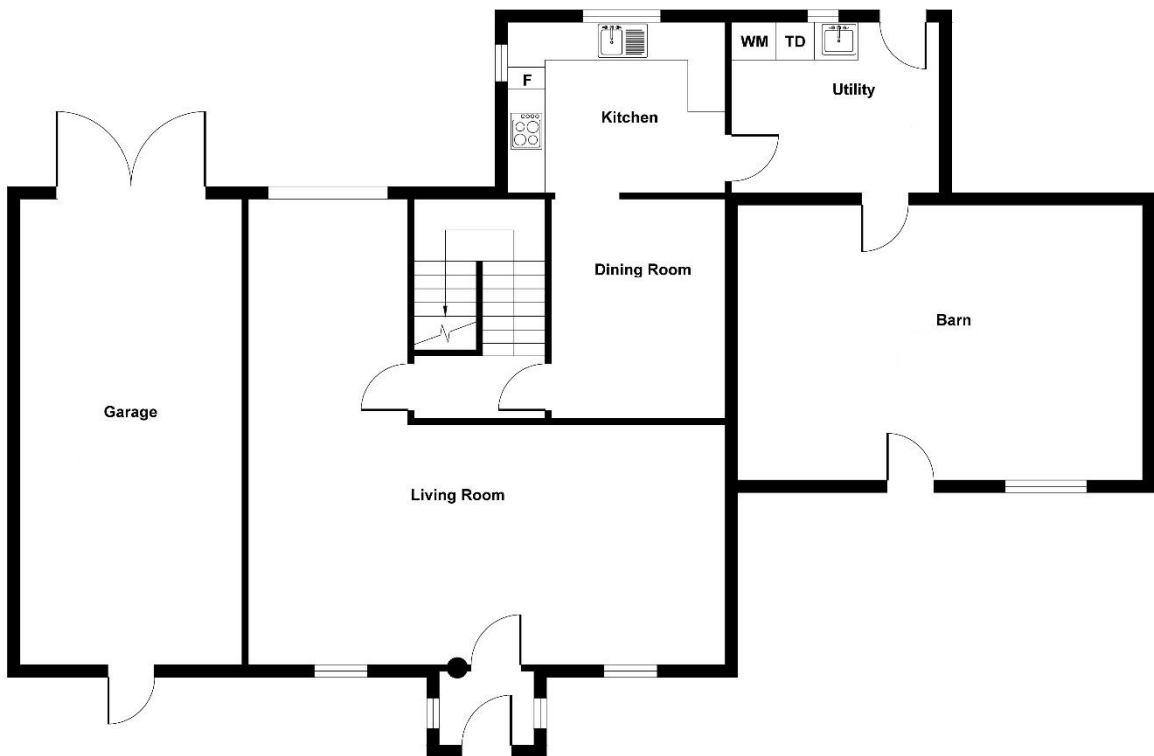
Sole Agents

Ian Ritchie Land Agents Ltd
Shannondale
Newbiggin
Penrith
Cumbria
CA11 0HT
Tel: 07885 813 686 Office: 07719 470 597
Email: ian@ianritchielandagents.co.uk

Threapland House



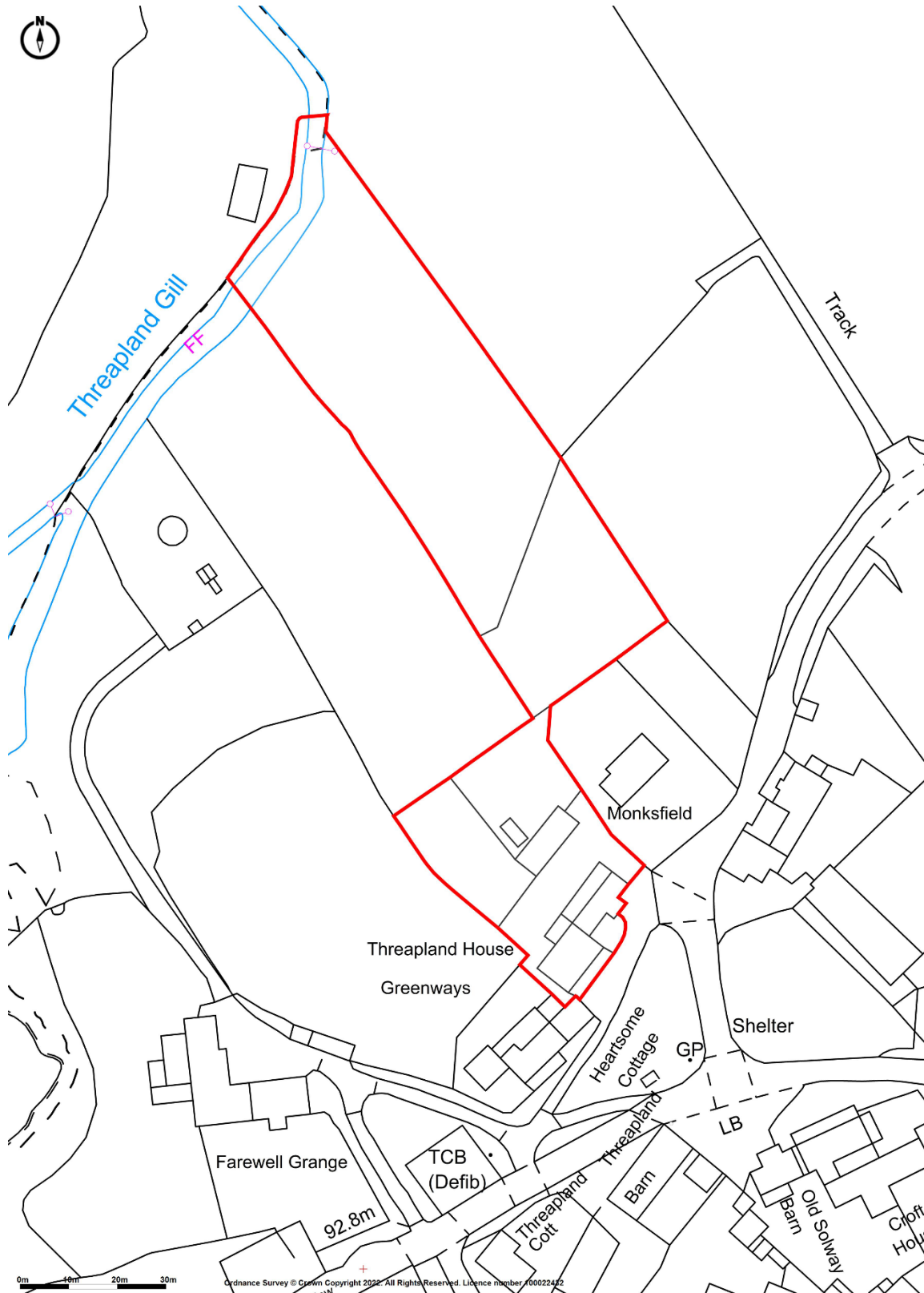
First Floor
Approximate Floor Area
823 sq. ft
(76.53 sq. m)



Ground Floor
Approximate Floor Area
1168 sq. ft
(108.53 sq. m)

Approx. Gross Internal Floor Area 1991 sq. ft / 185.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



Threapland House
 Threapland, Aspatria, Wigton
 CA7 2EJ

R Ian Ritchie
 Land Agents