



MIDFIELD FARM

GAISGILL, PENRITH

PIK
RURAL

Midfield Farm, Gaisgill

CA10 3UH

A rare opportunity to purchase an Equestrian Property in the western edge of the Yorkshire Dales National Park. Easy access to the West for the M6 and to the East for the A1M at Scotch Corner. A modernised 5 bedroom farmhouse with three bath/shower rooms and outstanding views down the valley of the River Lune.

Lot 1. Midfield Farm. House with separate Log cabin, Equestrian facilities and 34.4 Acres of land.

Guide Price - **£835,000**

Lots 2 and 3 - SOLD

Lot 4. Separate lot of 46 acres ring fenced rough grazing. Guide Price - **£140,000**



01768 866611



rural@pfk.co.uk





Lot 1 (Blue) - Guide Price £835,000

Midfield Farmhouse

- 5 good sized bedrooms and three shower/ bathroom with additional downstairs toilet.
- Large South and West facing conservatory with blinds for shade.
- Good sized modern kitchen dining room/study. living room.
- Double glazing and insulation
- Heating and hot water provided by a ground source heat pump that uses 1kw of energy to produce 4kw of heat.
- Solar panels provide additional electricity of up to 4kw in strong daylight.
- Hydro electric facility produces up the 4Kw of power in wet weather.

Log Cabin

Separate Log Cabin for rent or use by staff or family member.

Outbuildings

Adjoining the farmhouse is the former stable, milking byre and traditional stone barn and byre, all under a slate roof, which subject to planning permission are ideal for conversion.

Barn attached to the house could be converted to holiday lets, subject to local planning. Separate field barn could also be converted to holiday lets, subject to local planning.

Outside

The property is approached by a private driveway and benefits from a courtyard, which provides parking for several vehicles. To the front of the property is a lawned garden and a detached garage (with EV charger) is situated to the side of farmhouse.

Equestrian Facilities

- 5 stables, additional open stables that could be altered.
- 10 yards with shelters.
- Large round pen.
- 6 horse Monarch Exerciser.
- Riding arena with Flexiride surface and an enclose area over 20m of the arena. Arena size 62mx22m.
- Good access to local riding.

The Land (34.4 acres)

The land is a mixture of grazing and mowing/grazing land. Any land not required could easily raise an income by renting to neighbouring farmers.

Land Schedule

Sheet ID	Parcel ID	Acres	Hectares	Feature Description
NY6505	2401	0.81	0.33	
NY6505	2106	0.37	0.15	Permanent Grassland
NY6505	3508	0.78	0.31	Permanent Grassland
NY6505	3514	1.57	0.64	Permanent Grassland
NY6505	3510	0.63	0.25	
NY6505	3507	0.39	0.16	
NY6504	1595	0.40	0.16	
NY6504	1479	3.25	1.32	Permanent Grassland
NY6504	2996	2.85	1.15	House, Farm Building and Yard
NY6504	3594	0.23	0.09	Permanent Grassland
NY6504	3087	2.03	0.82	
NY6504	2888	0.31	0.12	
NY6504	2288	3.95	1.60	
NY6504	3372	1.69	0.68	
NY6504	2558	5.16	2.09	
NY6504	2373	5.77	2.34	
NY6504	1457	2.16	0.87	
NY6504	2798	0.30	0.12	
NY6504	2558	0.09	0.04	Field Barn
NY6504	1698	0.98	0.40	
NY6404	0760	0.68	0.28	
Total		34.40	13.92	





Approximate total area * 2467.2 ft² and 229.21m²

*Excluding balconies and terraces. Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard. GIRAFFE360



Lot 2 (Pink)

Comprises of 10.87 acres (4.41 ha) of grazing and mowing land, located over the A685 directly north of the village of Sedbergh.

Sheet ID	Parcel ID	Acres	Hectares	Feature Description
NY6505	3623	5.42	2.20	NY6505
NY6505	5026	5.45	2.21	NY6505
Total		10.87	4.41	Total

Fishing Rights

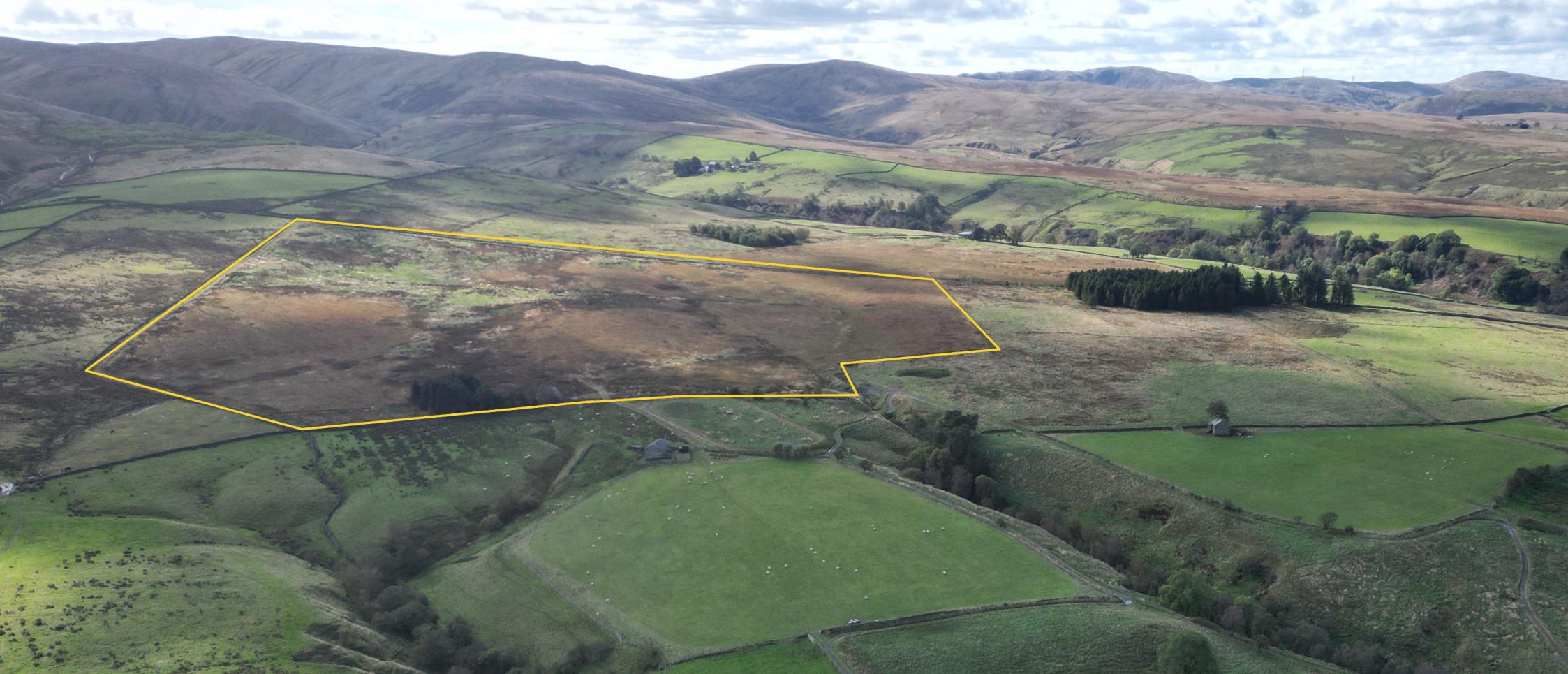
Included in Lot 2 is 329 meters of single bank fishing on the River Lune, located to field numbers O.S. 5026 and 3623. The Lune is widely regarded as one of England's finest game fishing rivers. It rises on the northern slopes of the Howgill Fells before turning southwards through the 'Lune Gap' passing the market towns of Sedbergh and Kirkby Lonsdale, entering Morecambe Bay just downstream of the latter.

SOLD

Lot 3 (Green)

Lot 3 comprises of 32.70 acres (13.22 ha) of grazing and mowing land.

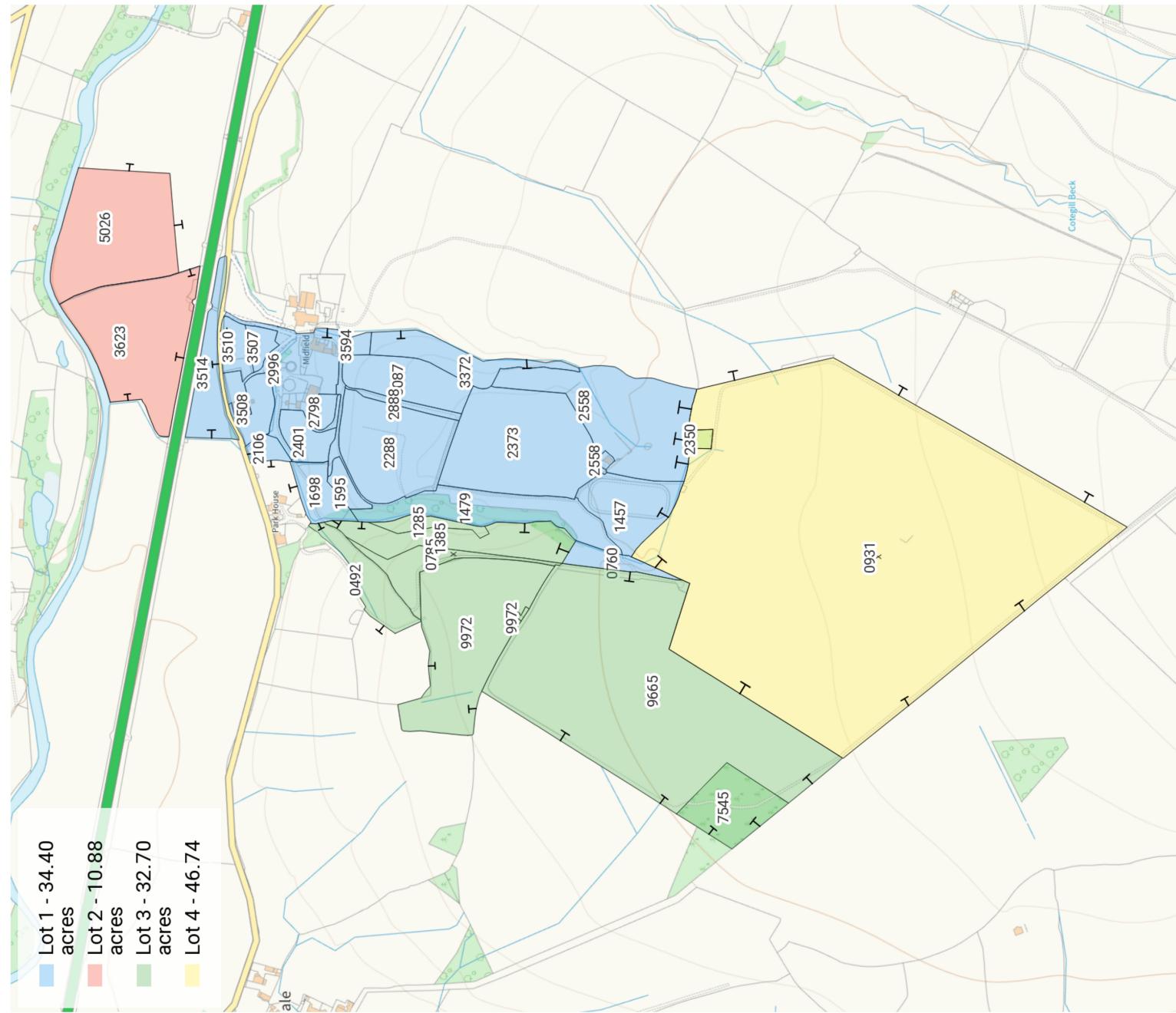
Sheet ID	Parcel ID	Acres	Hectares	Feature Description
NY6504		0.48	0.19	
NY6504		1.25	0.50	
NY6504		1.42	0.57	
NY6504	3685	2.56	1.04	
NY6504	9972	0.03	0.01	Field Barn
NY6504	9665	18.63	7.54	
NY6504	9972	6.30	2.55	
NY6504	7545	2.03	0.82	Woodland
Total		32.70	13.22	



Lot 4 Allotment (Yellow) - Guide Price £140,000

Lot 4 comprises 46.74 acres (18.91 ha) allotment. An enclosed area of rough grazing, this land could be used for tree planting.

Sheet ID	Parcel ID	Acres	Hectares	Feature Description
NY6504	931	46.54	18.83	
NY6504	2350	0.20	0.08	Woodland
Total		46.74	18.91	



Useful Information

Services

Mains water and electricity. Drainage is to a private sewage treatment plant, installed in 2017. Heating is via a Ground Source Heating system, which also heats the water. An Abstraction and Impound Licence has been issued.

Grazing Rights

The property benefits from Grazing Rights on Longdale Fell for 211 ewes plus followers and 83 gimmer hoggs, or cattle on the basis of 1 beast equivalent to 10 sheep and 3 horses with their followers.

Wayleaves, Easements, Covenants & Rights of Way

The property is sold subject to all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and 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 referred to in these particulars. Any purchasers will be deemed to have satisfied themselves as to the nature of such restrictions and are advised to contact the Vendors' Solicitors for details:

Ms Verity Gawthorp, Thomson Hayton Winkley, J36 Rural Auction Centre, Crooklands, Milnthorpe, Cumbria, LA7 7FP

Authorities and Contacts

Westmorland and Furness Council, Voreda House, Portland Place, Penrith, Cumbria, CA11 7BF

United Utilities, Dawson House, Great Sankey, Warrington, Cheshire, WA5 3LW.

Tel: 01925 237000.

Rural Payments Agency, P O Box 352, Worksop, S80 9PF. Tel: 03000 200 301

Boundaries

As far as the Vendor is aware, the responsibility for the boundaries are shown on the sale plan by inward facing 'T' mark. When no 'T' mark is shown no further information is available.

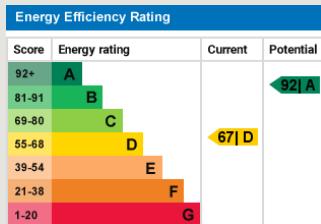
Council Tax Band

Band D

Tenure

The property is offered for sale freehold with vacant possession upon the date of completion.

Energy Performance Certificate - Midfield Farmhouse



Method of Sale

The property is offered for sale by Private Treaty. The Selling Agents reserve the right to set a closing date for offers. The Vendors reserve the right to alter or divide the property or to withdraw or exclude any of the property at any time.

Viewings

Strictly by appointment with PFK Rural. Please contact us on 01768 866611 or elizabethbarker@pfk.co.uk

Directions

From the M6, exit at junction 38 and head east on the A885 towards Kirkby Stephen for 2.3 miles, where Midfield Farm can be found on the right hand side and identified by our For Sale boards.

What3Words

[///budget.recap_MINUS](https://what3words.com///budget.recap_MINUS)

Postcode

CA10 3UH

Sporting and Mineral Rights

The sporting and mineral rights are included within the sale insofar as they are owned.

Money Laundering

The Vendors Agents are obliged to carry out Customer Due Diligence checks on any Purchaser(s) prior to a transaction being completed as required under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

General Reservations

The right is reserved to the Vendors to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters and to withdraw or exclude any of the property at any time.

First Edition: October 2024, Second Edition: November 2024, Third Edition: September 2025.

Particulars Prepared: October 2024, Photographs Taken: September 2024



Important Notice

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