



Ellwood Croft, Gamblesby, Penrith, CA10 1HY

Guide Price **£450,000** for the Whole



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- 3 bedroom detached bungalow with land and building
- Available as a whole or in 2 lots
- Each lot has its own access
- Bungalow fully refurbished in 2017
- Around 4.22 acres of land with a modern 60' x 30' shed
- Sought after village location

An attractive smallholding in a rural location but relatively close to main transport routes and amenities. Three bedroom refurbished bungalow with 4.22 acre field and modern agricultural building.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



Ellwood Croft comprises of a three bedroom refurbished bungalow with off road parking for several vehicles, garage/outbuilding and gardens, with a fields to the rear containing a modern agricultural building. The land can be entered from the garden of the property and it also has a double gated access from the road leading the village allotments. The property is offered as a whole or in two lots as follows:

LOT 1 - Ellwood Croft bungalow, garage/outbuilding and gardens - Guide Price: £350,000

LOT 2 - 4.22 acre field with 60' x 30' agricultural building - Guide Price £100,000

LOT 1 - DESCRIPTION

Accommodation

The front door opens into a light and airy hallway with a useful storage cupboard. The 'L' shaped living room has space for a dining table and has dual aspect windows with double glazed doors to the rear garden and a log burning stove. The kitchen has fitted units, including a corner pantry, integrated fridge/freezer and plumbing for a washing machine and dishwasher. The Stove cooker has four ovens and seven hob burners powered by LPG gas. The sun room is accessed from the kitchen and has a solid roof with windows above a dwarf wall and doors to the rear garden.

The bathroom has tiled walls and floor, with spa bath, walk-in shower cubicle, WC, a bidet shower head and wash basin. Heating is provided by the towel rail connected to the oil fired central heating system. There are three double bedrooms, one with fitted wardrobes and two with fitted cupboards, and two having dual aspect windows. One of the bedrooms is currently used as a study by the current owners.

The house is tastefully decorated throughout and is ready to become a new home for the successful purchaser.



Externally

The front of the property is approached over a cattle grid which is handy when cattle and sheep are herded through the village. There is ample space at the front for parking of several vehicles and a useful garage/outbuilding. There is a lawn to the front and rear, with flower borders and shrubs at various points. The current owners have a hen run to the rear garden, but this could be returned to garden if required.

LOT 2 - DESCRIPTION

The field can be accessed via double gates off the road that leads to the village allotments, and amounts to around 4.22 acres, including the area occupied by the building and yard area, and is sown to grass. It is serviced by mains fed water, as is the building, and also roof water is collected from the building. The land is stock proof fenced. Three small areas of the field are excluded from the sale and are shown marked on the sale plan. The building is of timber frame construction measuring around 60' x 30' with a concrete floor, concrete feed passage to the front and a hardcore yard area. There is also an orchard containing plum, apple, nut and pear trees.

As a whole, the property offers the opportunity to operate a smallholding with livestock and horses, creating an idyllic lifestyle in a beautiful area.



Location

The Eden Valley village of Gamblesby is a rural idyll, surrounded by hills and around 9 miles north east of Penrith. It is close to the North Pennines AONB (Area of Natural Beauty). The village is accessed by local rural roads but is close to the A686, which is a popular road for motorists and bikers alike. Penrith has a range of high street and local shops, a monthly Farmers Market, a wide range of healthcare facilities, schools, leisure options, restaurants, cafes, as well as bus station and train station (on the West Coast Mainline). Penrith is also the gateway to the north lakes and is the hub joining the A66 to the M6 motorway.

What 3 Words:

LOT 1: ///vibrating.amazed.hikes

LOT 2: ///hardening.cheaper.offices



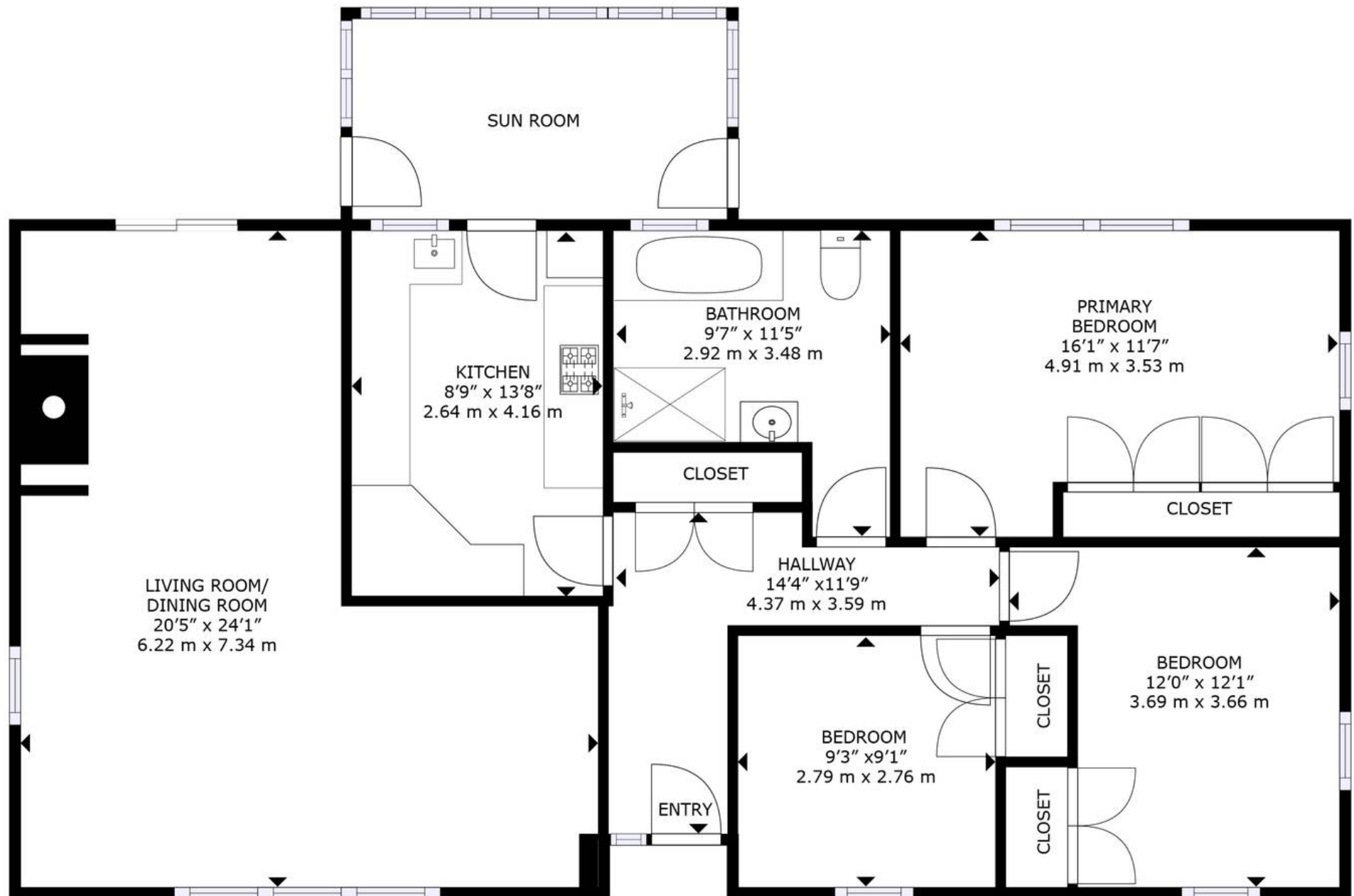












FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,075 sq. ft, 100 m²,
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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SALE PLAN



GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: D

Broadband: BARN Internet is connected to the property, with Voneus also available in the area, with a cable running in the field to the rear of the property.

Services: Ellwood Croft is serviced by mains water supply, mains electricity, mains drainage and oil fired central heating. LPG gas cylinders are used for the oven hob. A pole in the side garden is subject to a wayleave payment to the owner of the property.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Westmoreland and Furness Council, Voreda House, Portland Place, Penrith, CA11 7BF. Tel: 0300 373 3300. The bungalow is in Council Tax Band C.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee ranging from £50 -£300 depending on the provider and the product.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.