



Fieldhead, Roadhead, Carlisle, CA6 6PD

Guide Price £280,000

C&D Rural

Fieldhead

Roadhead, Carlisle

- Situated in a rural setting
- 3 bedroom bungalow
- 10.78 acres (4.36 Ha) of grazing land divided into four enclosures.
- Elevated position with stunning views over rolling countryside
- Located in a peaceful area
- Outbuildings with potential for alternative use, subject to the necessary consents
- Flexible accommodation with potential to be a desirable family home

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F(26)

C&D Rural



Fieldhead is a delightful rural lifestyle property. It comprises of a three-bedroom cottage with a multitude of outbuildings and a hay shed, with around 10.78 acres (4.36 Ha) of land all in a ring fence.

Accommodation

The property is situated adjacent to a rural countryside road which leads to a small driveway where several vehicles can be parked at the front of the cottage. The cottage is entered via a welcoming hallway which leads you to an office on the right-hand side and the main bathroom positioned at the end of the hallway which is fitted with a bath incorporating an overhead shower, WC and wash hand basin.

To the left of the hallway leads to the remainder of the property. The kitchen has fitted units and cupboards and space for a cooker and washing machine, a sliding door leads through to a generously sized pantry, offering useful additional storage. To the rear of the kitchen is a back door leading into the garden where a greenhouse and garden shed can be found in this spacious piece of land.

Leading from the kitchen is the first reception room which has the benefit of a coal fire. This living room benefits having a large window bringing natural light into the property. Continuing along through the property, the ground floor accommodation is completed by two spacious double bedrooms.



Outside

The house, garden and outbuildings occupy an area of around 0.57 ac. The stables and outbuildings are in fair condition where they offer useful storage or potentially could be renovated, subject to the necessary consents, there is also a hay shed which is in good condition.

The land is arranged in a ring fence located adjacent to the property and buildings, The land is split into four fields which are all useful paddocks. The land totals around 10.78 acres (4.36 Ha) and is of variable quality, but useful grazing land.

Location

Fieldhead is situated within the rural CA6 6PD postcode area, approximately 10 miles north of Carlisle, surrounded by open farmland and gently undulating countryside. The locality is predominantly agricultural, characterised by dispersed farmsteads and individual dwellings rather than a defined village centre. The area is peaceful and sparsely populated, with a limited range of local amenities and residents typically rely on Brampton for a wider selection of shops, schools, health care and transport services. The nearby A7 provides convenient road access to south of Carlisle and north to Langholm, Dumfries and Galloway.



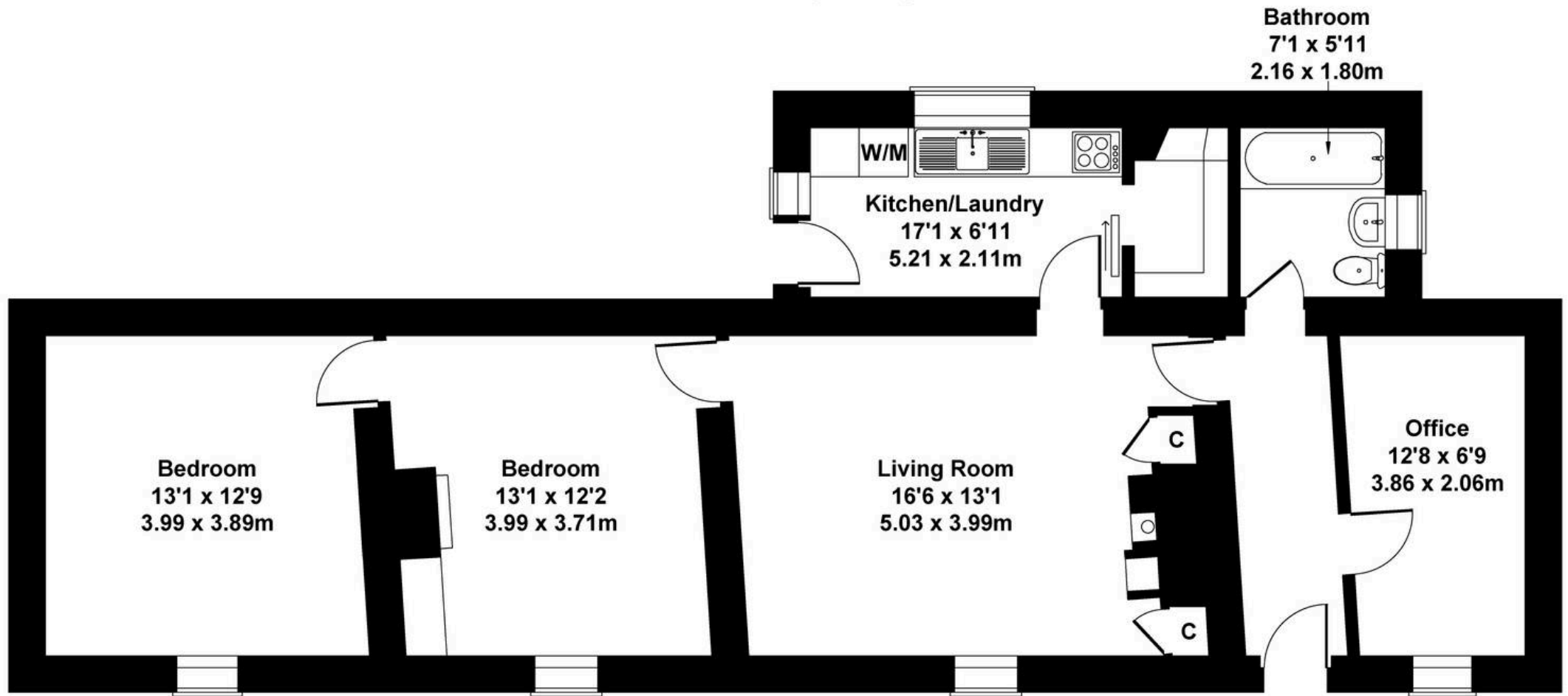






Fieldhead

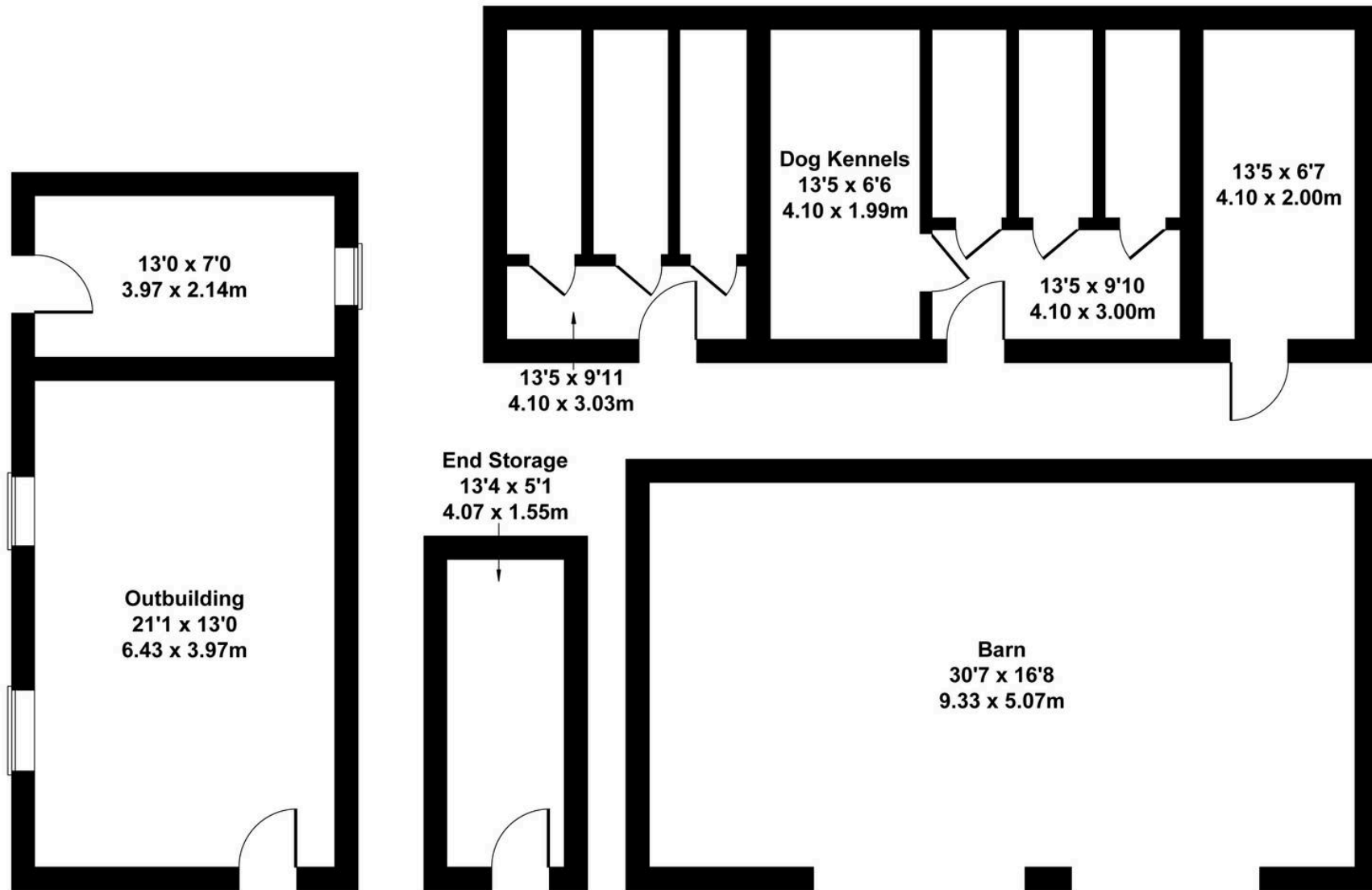
Approximate Gross Internal Area
991 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Fieldhead

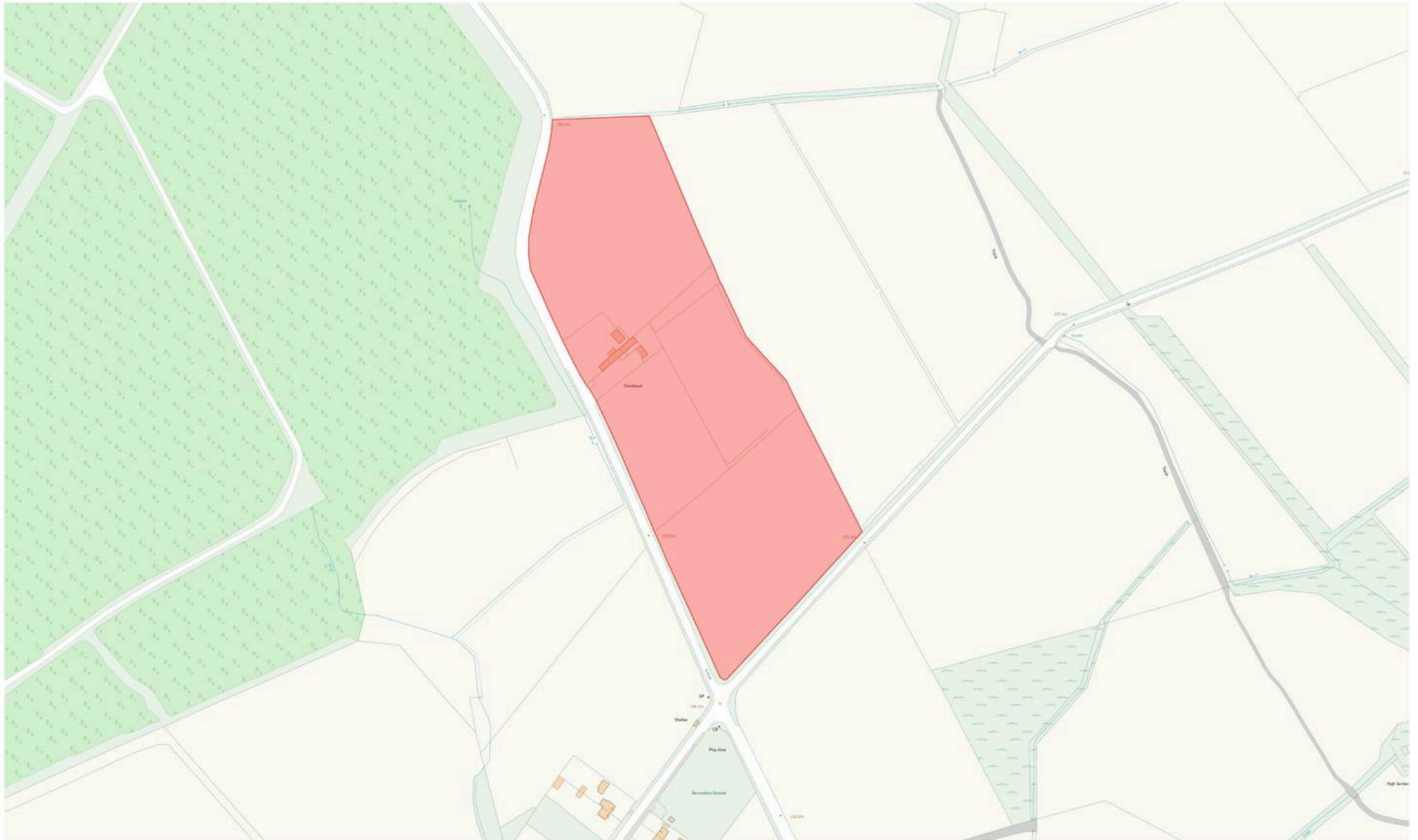
Approximate Gross Internal Area
1449 sq ft - 135 sq m



OUTBUILDINGS

Not to Scale. Produced by The Plan Portal 2026
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General Remarks and Stipulations

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

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 matters

Mines & Minerals: All mines and mineral rights are included insofar as they are owned.

Sporting rights: All sporting and fishing rights are included in so far as they are owned by the property.

EPC Rating: F

Council Tax: Cumberland Council. Council Tax Band A.

Services: Fieldhead is served by mains water, mains electricity, private septic tank and electric storage heaters. Prospective purchasers should make their own enquiries and satisfy themselves as to the condition, compliance and any associated costs.

Septic tank: The property is served by a private septic tank. Buyers should be aware that septic tanks in England must meet the General Binding Rules set by the Environment Agency. These rules prohibit discharging untreated effluent directly to a watercourse.

Based on information provided to us by the seller, the existing system may not conform to current legislation and/or the General Binding Rules in its present arrangement. It has not been verified whether the discharge goes to a compliant drainage field (infiltration system) or whether any historic outfall to a ditch, stream, or other watercourse exists, which would not be permitted.

Environmental Schemes: The land is sold subject to an existing Countryside Stewardship Scheme. The scheme runs until 31st December 2028. It is an expectation that the successful purchaser shall accept the transfer of the scheme to their Rural Payments Account.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

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 and Instagram on [@cdrural](https://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.



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
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.