

H&H Land & Estates

Stott Ghyll, Hesket Newmarket, Wigton, CA7 8JY

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Stott Ghyll is an excellent example of an 18th century, traditional farmhouse found in this quiet, and highly sought after, section of the Lake District National Park.

A registered smallholding, or ideal for those with an equestrian interest, the property is set in a wonderfully tranquil and rural position, enjoying a private and secluded setting, at the end of its own private driveway, and is surrounded by a selection of well drained, level paddocks, circa 14.9 acres. The house itself being sat in the sheltered valley of the How Beck overlooking the river with an appealing aspect of amenity woodland, wildlife areas and adjacent gardens. The property is surrounded by its own land to three hundred and sixty degrees providing great privacy.

A thorough and sympathetic renovation process has been carried out by our clients of the main house by a Cumbrian builder creating a spacious and flexible family home.

NB: The recent extension awaits rendering by a new purchaser to their own specification/preference. Permission was granted for a render finish but a new owner may wish to apply to finish the extension in alternative materials such as stone or timber.

Development Potential:

Planning permission is also in place for further development of the existing attached stone barn and the building of a detached garage, details here: https://bit.ly/3sy3mha. Work has already begun internally in the former workshop adjacent to the barn, but a full programme of renovation is required to complete both the ground floor and first floor rooms which have been provisionally designated as an additional lounge on the ground floor and a fourth bedroom with ensuite at first floor level.

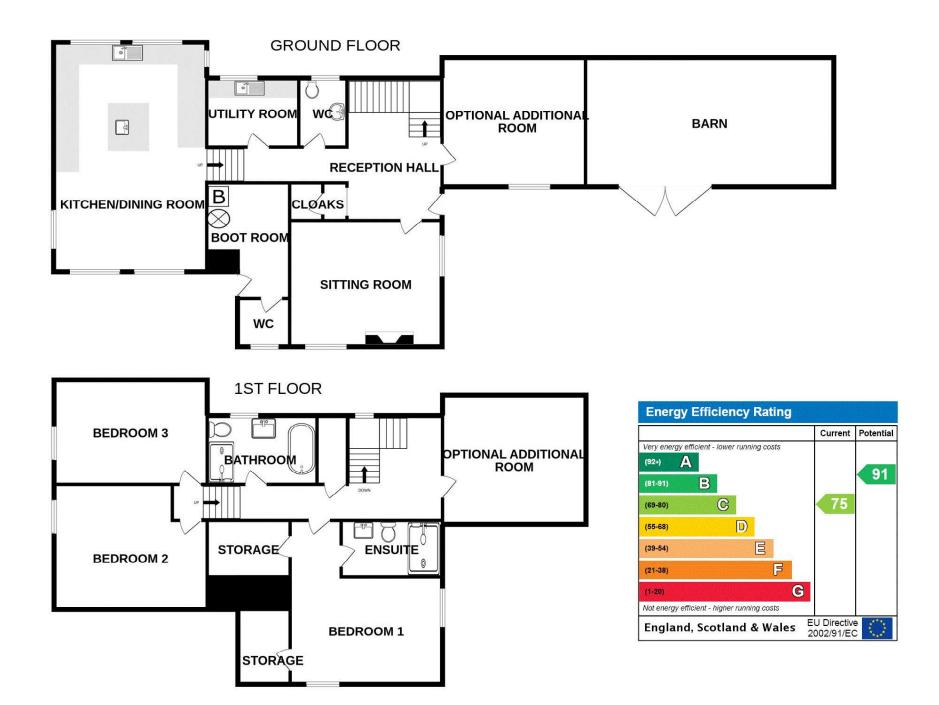
Externally a full programme of hard landscaping and ground works have been undertaken, along with the installation of a private borehole water supply and new drainage treatment plant, compliant with the current regulations.

Midway down the lane, on the upper level adjacent to the paddocks, a new steel barn has been erected, with power and light. Water is connected and also serves a trough network to the fields. There are also a selection of stores and open sided field shelters. Extensive parking is available on the hardstanding of the yard.

Perfect as a peaceful family home, the property sits close to the villages of Hesket Newmarket and Caldbeck, and 30 minutes from both Keswick and the market town of Penrith with its transport links to the M6, A66 and West Coast Rail Line.

Please note, if a prospective purchaser is interested in developing a tourism-related business such as self-catering accommodation or camping pods and huts they must first satisfy themselves that their plans will be acceptable to the LDNP Planning department prior to making an offer to purchase. NB: The attached stone byre/barn cannot be substantially changed from its existing character according to the LDNP Planning authority.





The Accommodation Briefly Comprises:

[All measurements are approximate]

Entrance Hall

Sitting Room 5.44m x 4.3m (17'10" x 14'1")

Kitchen / Diner 8.2m x 5.46m (26'11" x 17'11")

Boot Room 4.17m x 2.95m (13'8" x 9'8")

Utility Room 3.28m x 2.44m (10'9" x 8')

Optional Additional Room 5.03m x 4.6m (16'6" x 15'1")

First Floor Landing

Bedroom 1 6.55m x 5.46m (21'6" x 17'11")

Ensuite Shower Room

Bedroom 2 5.5m (max) x 4.04m (18'1" (max) x 13'3")

Bedroom 3 5.49m x 4.06m (18' x 13'4")

Bathroom 3.35m x 2.22m (11' x 7'3")

Attached Barn 8.84m x 4.6m (29' x 15'1")

Detached Barn 10.1m x 9.63m (33'2" x 31'7")





































Tenure

Freehold

Services

Oil powered central heating with mains electric being connected. Water is from a private borehole. Both services are annually tested and serviced. Drainage is to a modern treatment plant installed in 2021 at the time of the renovation and redevelopment of the property.

Material Information

- Standard construction.
- We understand that broadband and mobile telephone reception are available.
- There is private off road vehicle parking.
- There are a number of footpaths crossing the land, please enquire for details.

Council Tax

Cumberland Council - Band C

Viewing

Strictly by appointment through our Penrith Office.

Particulars prepared on: 24/07/2024

Directions:

From the centre of hesket Newmarket head up the hill, taking the left hand turning after the village shop. Take the immediate left turn and follow this road for 800 metres and turn left into the lane.

What3words: committed.started.apartment

Money Laundering Regulations

Prospective purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations.

Important Notice

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These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

