



## **Stoney Head Hall Farm** **Sunbiggin, Penrith, Cumbria, CA10 3SQ**

A well equipped mixed livestock rearing farm with picturesque views across to the Howgill Fells, extending to around 56.19 hectares [138.85 acres].

The farm comprises a sizeable four bedroom farmhouse, annex and range of modern buildings. Stoney Head Hall Farm is located approximately 2.5 miles east of the village of Orton.

**For sale as a whole or in Four Lots by Informal Tender.**

**Tenders to be submitted to H&H Land and Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL. No later than 12:00 noon Thursday 25<sup>th</sup> July 2024**

**Guide Price: As a whole £1,750,000**





### Key Features

- Charming traditional stone farmhouse providing spacious accommodation over two floors.
- Attached one bedroom annex offering further ancillary accommodation.
- 138.85 acres [56.19 hectares] of sound agricultural meadow / grazing land.
- Of interest to local land/ property owners and investors.
- Attractive rural location with exceptional views over to the Howgill Fells.

### Location

Stoney Head Hall farm is conveniently located some 3.5 miles north east of Junction 38 on the M6 motorway. The property lies in a secluded location on the outskirts of Raisebeck village and Sunbiggin with beautiful views across to the Howgill Fell range. The local market town of Appleby-in-Westmorland can be found 7 miles to the north and Kirkby Stephen some 7 miles east with a good range of schools, eateries and attractions.

**What3words:** feasting.publish.open  
**Grid Reference:** NY 66237 08604

### Directions

From Junction 38 on the M6 Motorway: At the roundabout take the first exit on to the B6260 heading towards Orton and Appleby. Continue along this road for approximately 1.5 miles to the village of Orton where upon entering the village take the first right signposted Raisebeck, Kirkby Stephen and Grisegill. After approximately 1.5 miles you shall enter the small hamlet of Raisebeck and take the left turn signposted Sunbiggin. Stoney Head Hall farm is located on your left at the end of the council maintained highway and approximately 1 mile from the junction.







### SUMMARY OF LOTS

Lot No	Description	Area (acres)	Area (hectares)	Guide Price
1	Farmhouse and land	15.85	6.41	£810,000
2	Range of farm buildings and land	62.62	25.34	£580,000
3	Meadow/ Pasture	39.17	15.85	£250,000
4	Meadow/ Pasture	19.03	7.70	£110,000

### Accommodation Briefly Comprises:

[All measurements are approximate]

### The Farmhouse – LOT 1

#### SCHEDULE

Field No	Hectares	Acres
1	0.19	0.47
2	0.16	0.40
4	2.67	6.60
6	3.39	8.38
		<b>15.85</b>

The four bedroom farmhouse sits in a prominent location with great views over towards the Howgill Fells and provides spacious accommodation across two floors. The dwelling is a traditional stone built farmhouse under a slate clad roof. The property benefits from double glazing throughout.

There is an adequately sized family garden to the rear, stoned parking area to the front and free standing wooden garage.

### Ground Floor

**Kitchen** 4.09m x 3.48m (13'5" x 11'5")  
Fitted cream base and wall mounted kitchen cupboards with oak effect laminate tops. Range style Flavvel electric cooker with hood, left hand draining sink with mixer tap. Heater and under stairs storage cupboard.

**Downstairs Shower Room/Utility** 2.38m x 3.25m (7'10" x 10'8")  
Briston Joy electric shower, heated towel rail and W.C. Electric heater, fitted base cupboard and granite effect laminate worktop with connections for a washing machine.





LOT 2



**Lounge** **4.46m x 9.10m (14'8" x 29'10")**  
Multi-fuel burning stove, redundant gas fire, electric heaters and access to front porch.

**Sitting Room** **4.71m x 6.62m (15'5" x 21'9")**  
Sizeable sitting room with electric heaters and redundant gas fire.

**Rear Corridor** Leading from the kitchen to the living and sitting rooms. New double glazed patio doors to the rear garden.

**Garage** Concrete floor, mains water, entrance to lower residential area and annexe.

#### First Floor

**Bedroom No.1** **3.36m x 3.52m (11' x 11'7")**  
Double bedroom with heater

**Bedroom No.2** **4.53m x 3.60m (14'10" x 11'10")**  
Double bedroom with sink, under sink cupboard and heater

**Bedroom No.3** **4.54m x 5.46m (14'11" x 17'11")**  
Master double bedroom with heater and access to upstairs bathroom and bedroom 4

**Bedroom No.4** **4.58m x 4.86m (15' x 15'11")**  
Double bedroom with heater

**Bathroom** Family bathroom with cream bath, W.C and pedestal basin. Heated towel rail and skylight.

**Staff Annex/Granny Flat** Accessed from the internal garage comprising kitchenette, bedroom and bathroom with electric shower, W.C and sink.

#### Outside

To the rear of the house is a nicely sized lawned garden with flower beds. Connected to the house is a stone built and slate roofed single storey former wash house, latterly used as a farm workshop which benefits from private water and electric. On to this is a block wall and tin roofed lean to providing fire wood storage.

There is a further redundant lofted barn of traditional stone construction, under slate roof to the east of the farmhouse and accessed off the stoned parking area to the front of the house.

#### Land

Lot 1 benefits from three delightful enclosures of pasture and productive meadowland extending in all to 15.85 acres. The northernmost parcel is accessed across a farm track and benefits from a mains water supply. A public footpath crosses on the northernmost parcel





LOT 2



LOT 2



LOT 1

### Farm Buildings – LOT 2

#### SCHEDULE

Field No	Hectares	Acres
3	0.16	0.40
5	2.89	7.14
8	3.77	9.32
9	1.3	3.21
10	1.6	3.95
11	2.27	5.61
12	11.8	29.16
7	1.55	3.83
		<b>62.62</b>

**Four Bay Concrete Atcost Silage Pit** With shuttered concrete walls. First bay concrete floor and rear 3 bays earth floor. Two internal feed bunkers of concrete block construction with 4 tonne capacity each.

**Western Lean-to above Building** Four bay irregular shaped steel portal framed loose housing box. Re- roofed in 2011/2012 with fibre cement sheets and concrete block walls to part vent air tin cladding, part Yorkshire boarding. Doors to either gable end

**Eastern Lean-to on above At cost Building** Used as further loose housing. The building is of steel portal framed construction with concrete block walls to Yorkshire boarding and benefits from a recent fibre cement roof. There is the benefit of an internal feed barrier and concrete hard standing area.

**Steel Portal Framed Building** Fibre cement roof and concrete floor. The building benefits from an internal bull pen, race and is subdivided in to former pig units.

**Five Bay Steel Portal Framed Lean-to off above Building** With access to rear concrete based muck heap. Internally divided at present and had a new roof fitted in 2013/2014.

**Detached Lambing Shed** Galvanised steel construction with concrete block walls to vent air cladding. Temporarily internally subdivided with 4 foot concrete panels. Concrete floor and fibre cement roof.

**Mono-pitched Three Bay Steel Framed Building** Concrete blocked front and stone faced rear wall to Yorkshire board cladding. Tin roof and concrete floor.

**External Sheep Handling Pens** With crush and part concreted floor.

**Land** The land included in Lot 2 comprises approximately 62.62 acres of sound pasture land. The land is predominantly accessed via internal gateways leading from the farm yard. Boundaries comprise primarily of dry stone walls and all fields are serviced by mains water supplies. The northernmost parcel of meadowland is accessed directly across the farm track marked on the lotting plan.

**Note:** The purchaser of Lot 2 will be obliged to keep clear the ditch and outflow running adjacent to Lot 1.



# LOT 4



## Land – LOT 3

### SCHEDULE

Field No	Hectares	Acres
13	7.31	18.06
14	8.76	21.65
		<b>39.17</b>

Two parcels sound meadow/ pasture land. The land benefits from a natural water supply, with access provided directly off the farm track abutting the block's northernmost boundary, as illustrated on the attached sale plan.

Boundaries comprise primarily of dry stone walls and are deemed to be in stock proof condition.

## Land – LOT 4

### SCHEDULE

Field No	Hectares	Acres
15	3.73	9.22
16	3.97	9.81
		<b>19.03</b>

Two field parcels good quality pasture/ meadow land. Lot 4 benefits from a right of access along the farm track to the south – marked purple on the attached sales plan.

As with the majority of lots, boundaries of both parcels consist of primarily dry stone walls, with all boundaries being deemed stockproof. The land is serviced by mains water supplies.





**Tenure** Freehold. Vacant possession on completion

**Land Status** The land is classified as Grade 4 by DEFRA and consists of freely draining base rich soils.

**Environmental Schemes** The land is free from any Environmental or SFI Schemes.

**Boundaries** As far the owners are aware the boundary responsibilities are shown on the sale plan by inward facing "T" marks. Where no mark is shown no further information is available.

**Method of Sale** The property is offered for sale by informal tender as described in these particulars. All tender forms should be submitted to H&H Land and Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley LA8 9PL **NO LATER THAN 12 NOON ON 25<sup>TH</sup> JULY 2024.**

**Services** The property benefits from both mains water and electricity and drainage is to a septic tank. The telephone line is installed subject to British Telecommunications Regulations. The land and buildings are serviced by both mains and natural water supplies with troughs in all but fields 13 and 14.

**Local Authority** Westmorland and Furness Council. Tel No: 01539 733333.

**Council Tax** Farmhouse - Band "F".

#### **Viewing**

**Lot 1** - Strictly by appointment only through our Staveley Office. Tel No: 015395 721375.

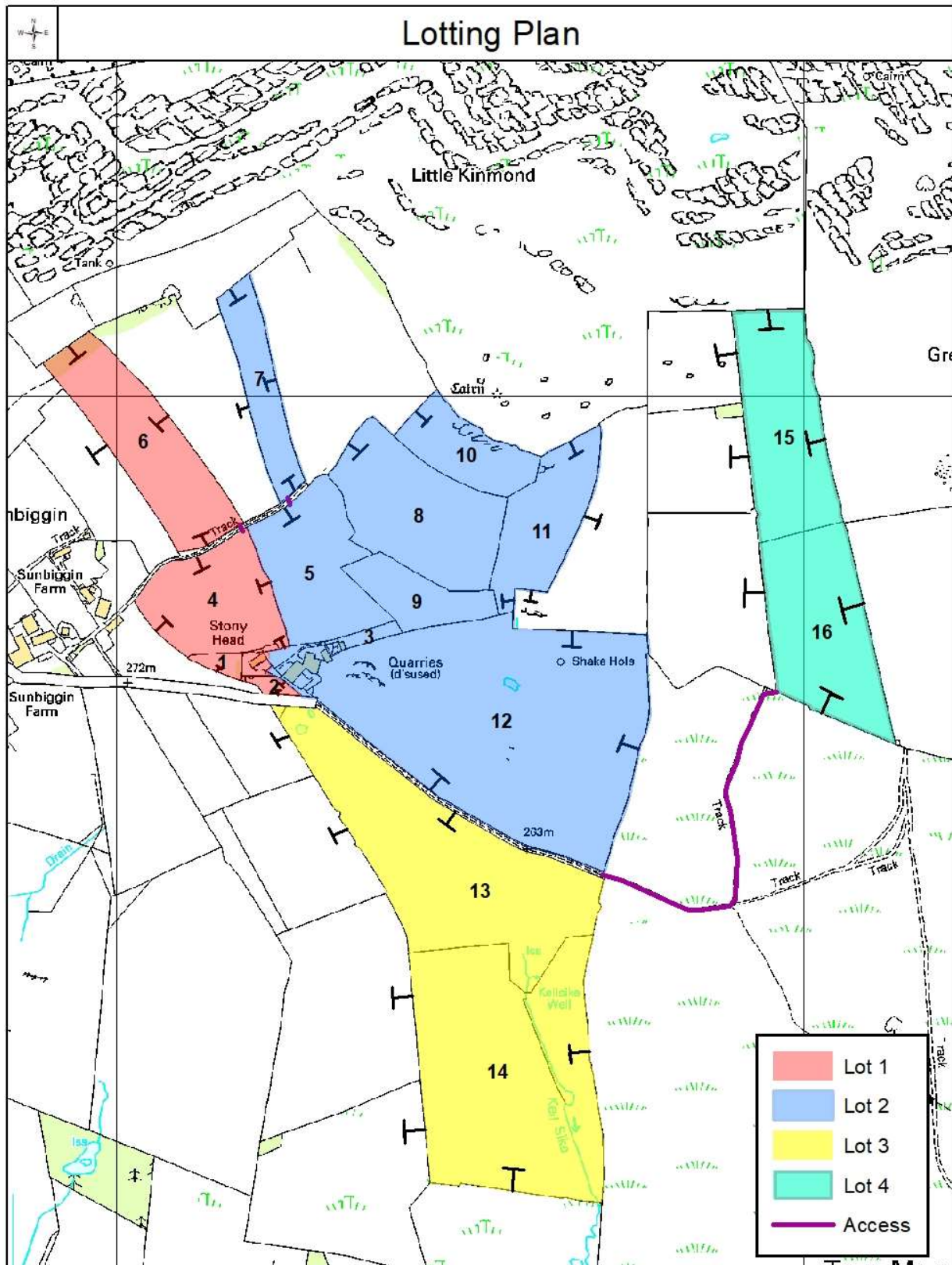
- Thursday 20/06 – 10:00 to 12:00pm
- Thursday 04/07 – 14:00 to 16:00
- Monday 22/07 – 10:00 to 12:00pm

**Lot 2, 3, & 4** - May be inspected at any reasonable time by prospective buyers, provided a copy of these particulars are in possession. Please take care when viewing and leave gates as found.

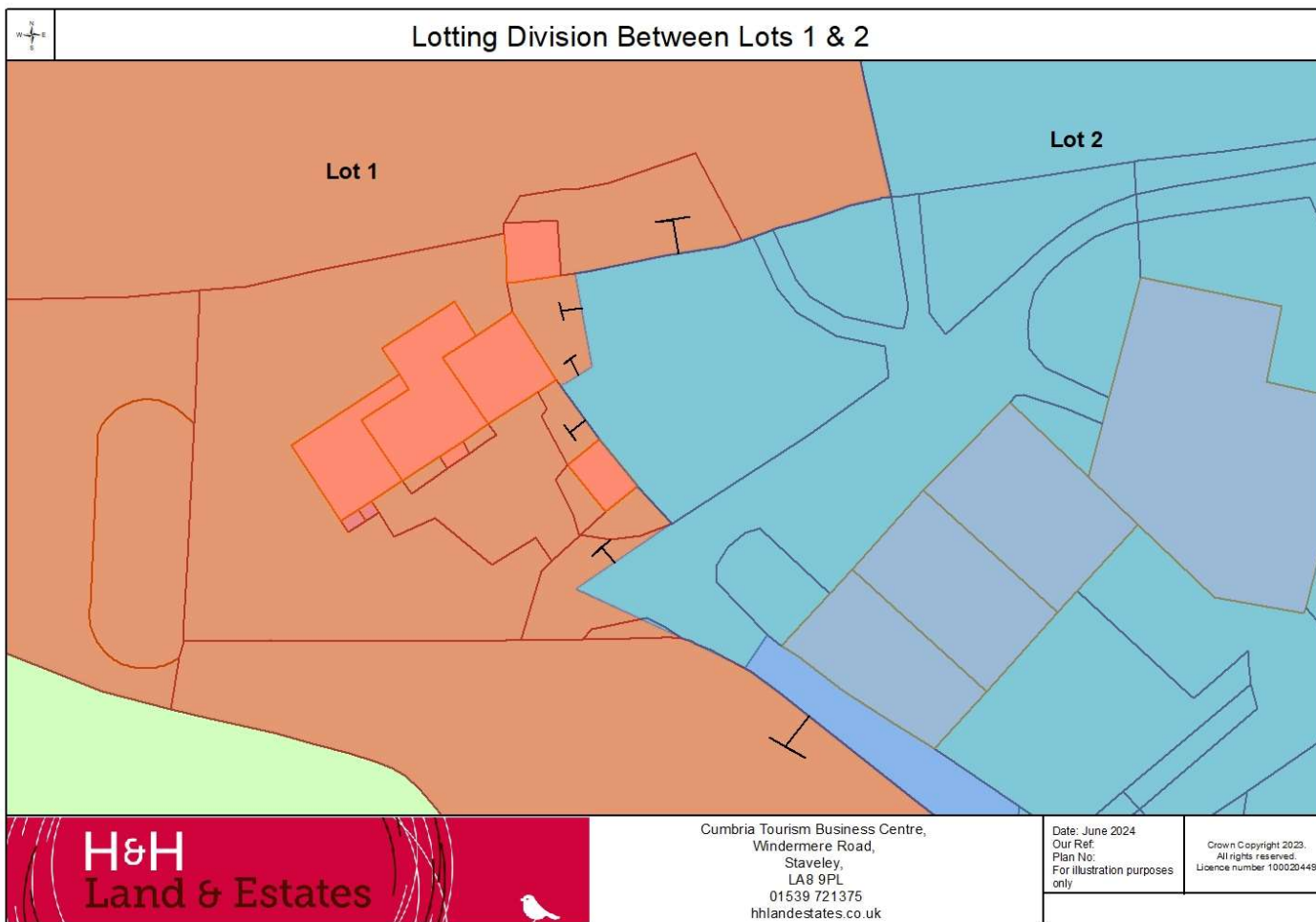
**IMPORTANT NOTICE:** These particulars have been prepared for the guidance of intending purchasers. No guarantee of their accuracy can be given, nor do they form part of a contract. The services and appliances have not been tested. Interested parties should make their own enquiries and investigations prior to a commitment to purchase is made. No responsibility is accepted for any loss or expense incurred in viewing the property in the event of the property being sold, let or withdrawn. Please contact the Agent before travelling to view.

**Anti-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.

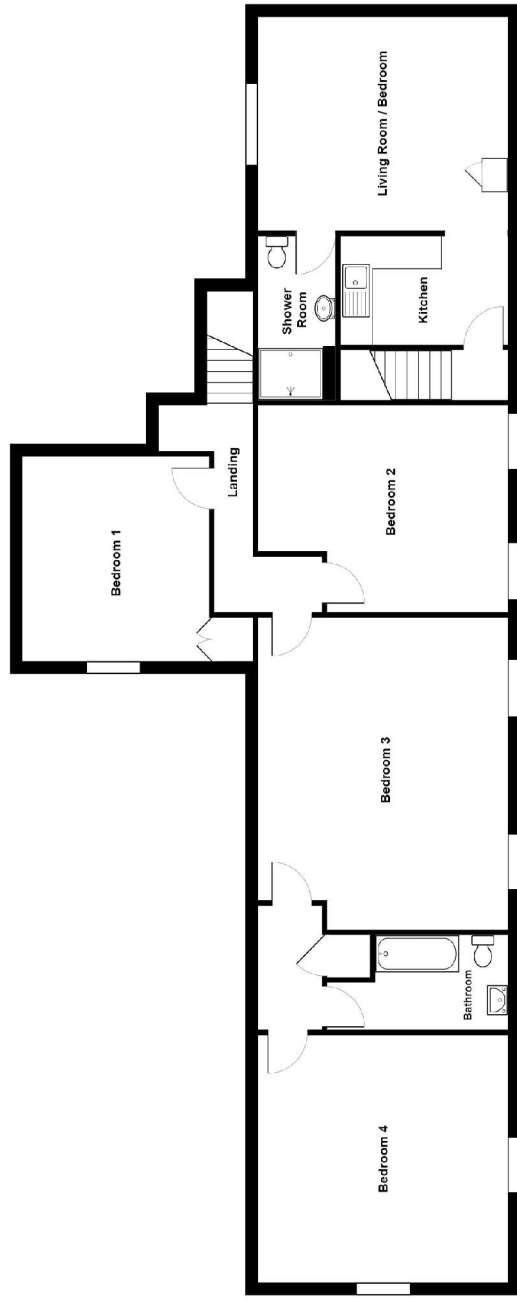




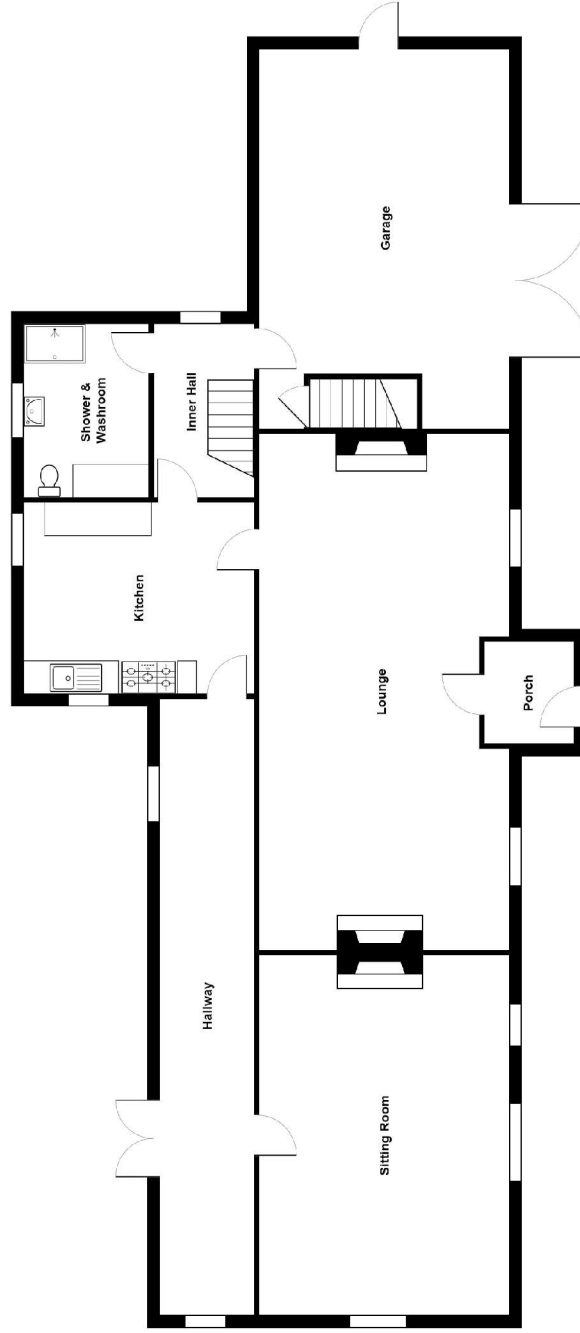








First Floor



Ground Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
? North West Inspector.



**1.**

**Name:** .....

**Address:** .....  
.....

**Post Code:** ..... **Tel/Mobile No:**.....

**Email:**.....

**2.**

**Best and Final Offer:**

**Whole:** .....

**Lot 1:** .....

**Lot 2:** .....

**Lot 3:** .....

**Lot 4:** .....

**Note: If you are only able to find the purchase of part but do wish to be considered for other Lots if you are outbid on your preferred Lot, please indicate in order of preference the Lots you are interested in.**

3. **Buyers Solicitor:** .....

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4. **Please provide full details of funding arrangements:**

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5. **Conditions:** [a] Subject to Contract.

Offers to be submitted to the Selling Agents Offices, H&H Land & Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL, no later than **12 noon Thursday 25<sup>th</sup> July 2024** in a sealed envelope marked "Offer Stoney Head Hall Farm" or emailed to [kendal@hhlandestates.co.uk](mailto:kendal@hhlandestates.co.uk) ensuring to call the office on 01539 721375 (option 3) to check your tender has been received.