



# HOWGATE COTTAGE

Hethersgill, Carlisle, CA6 6DS

## **Location Plan**



**NOT TO SCALE**  
*Plan for indicative purposes only*

# HOWGATE COTTAGE

Hethersgill, Carlisle, CA6 6DS

Brampton 5 Miles, Longtown 5½ Miles, Carlisle 11 Miles, M6 Motorway 5 Miles

## A WELL APPOINTED AGRICULTURAL / EQUESTRIAN SMALLHOLDING SITUATED IN A SOUGHT AFTER AREA OF CUMBRIA

- TWO BEDROOMED TRADITIONAL COTTAGE
- RECENTLY ERECTED GENERAL PURPOSE / AGRICULTURAL BUILDING
- EXTERNAL WORKSHOP & LOG STORE
- FOUR SPECIFIC GRAZING PADDOCKS
- LANDSCAPED GARDEN GROUNDS
- CONVENIENTLY LOCATED CLOSE TO CARLISLE AND THE M6 MOTORWAY
- EPC – F (33)

IN TOTAL ABOUT 4.159 ACRES



**THREAVE RURAL**  
LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

### VENDORS SOLICITORS

Diane Barnes

Burnetts Solicitors

Victoria House

Wavell Drive, Rosehill

Carlisle

CA1 2ST

Tel: 01228 552222

Email: hello@burnetts.co.uk



### SOLE SELLING AGENTS

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas

DG7 1TJ

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Howgate is situated some 11 miles northwest of the city of Carlisle in an area of outstanding natural beauty in north Cumbria. The dwelling occupies a rural yet accessible position and offers the purchasers an opportunity to acquire a small scale agricultural or equestrian holding.

Howgate has been very well maintained over the years with the current owners having modestly extended, providing comfortable family accommodation. However, the subjects would lend themselves to further development, given that the dwelling could be extended further, subject to the necessary consents being obtained. The recent addition of a new agricultural / general purpose building gives this property the scope to develop any small scale agricultural / equestrian or other rural based enterprise.

The location of the property is such that all services are easily accessible at the busy market town of Longtown, the Borders City of Carlisle and the charming historic town of Brampton. The proximity of the M6 Motorway and Carlisle airport, Howgate is within commuting distance of all major centres. It is noted, that scheduled flights to London are due to commence on a daily basis in the summer of 2018.

This area of Cumbria enjoys one of the most varied and picturesque landscapes within England and this is a distinctly rural county where agriculture and tourism thrive to form the backbone of the local economy.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and the Lake District National Park, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses. Equestrian activities are a feature of the county.

## DIRECTIONS

From Carlisle and the M6 take the A6071 signed Longtown. At Smithfield Village turn left signed Hethersgill and Howgate is located on the left hand side, prior to Hethersgill, as indicated on the location plan which form part of these particulars.

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for Howgate are sought in excess of: £270,000

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**The Rockcliffe Suite**  
**The Old Exchange**  
**Castle Douglas, DG7 1TJ**  
**Tel: 01556 453453**  
**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

### HOWGATE COTTAGE



Howgate Cottage is very well presented, well-maintained dwelling of traditional construction rendered under a slated roof with a flat roofed rear extension. The property provides comfortable family living accommodation, as follows:

- **Rear Entrance Hallway**
- **Family Bathroom** (2.63m x 1.68m)  
Bath with shower over, WC, WHB, partially tiled, window to the side.
- **Bedroom 1 / Dining Room** (3.59m x 4.24m)  
With built-in cupboards, newly installed gas fire set in chimney breast, window to the front.



- **Kitchen** (5.02m x 2.25m to include walk-in cupboard)  
Fitted floor and wall units, sink & drainer, plumbed for automatic washing machine, walk-in cupboard housing central heating boiler.



- **Living Room** (3.56m x 5.85m (max))

Wood burning stove set in inglenook fireplace, bay window to the front.

- **Family Bathroom 2** (2.93m x 2.37m)

With jacuzzi bath, corner shower cubicle, heated towel rail, WHB set in modern vanity unit, WC, respatex clad, underfloor heating leading into the hallway, window to the rear.



- **Double Bedroom 2** (3.94m x 3.97m)

With window to the front, built-in drawer unit.

## SERVICES

- Mains water and electricity
- Mains drainage
- Oil fired central heating
- Double glazed throughout
- The telephone line is installed subject to the normal BT regulations.

## OUTSIDE

Howgate Cottage is surrounded by its own mature garden grounds which are laid down to lawns with mature shrubs, specimen trees and flower beds. To the side and rear of the property there is parking available for several vehicles. To the rear exists a timber workshop / hobby room which benefits from electricity laid in.





## THE GRAZING PADDOCKS

There are four specific grazing paddocks, which are well fenced and lend themselves to any type of equestrian or agricultural usage. The land is at present all down to grass for grazing or mowing. It is noted that the land is let on a seasonal basis to a neighbouring farmer, but given the type of agreement, the entire property will be subject to vacant possession at time of completion.



## GENERAL PURPOSE / AGRICULTURAL BUILDING

A recent addition to the holding is the general purpose / agricultural building (13.87m x 9.2m), which would lend itself to a number of uses. The shed is of modern steel portal construction under a fibre cement roof with concrete dwarf walls and box profile cladding. The shed benefits from full height roller shutter door as well as an adjacent personnel door. Power and water are laid in.



## **MATTERS OF TITLE**

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Diane Barnes, Burnetts Solicitors** for a definitive list of burdens subject to which the property is sold.

However, it is noted that when the current owners purchased the property there was a clawback provision in relation to the land, in that any development of the agricultural land, which is not equestrian or agriculturally related, would be subject to an uplift clause. This obligation was undertaken for a 25 year term and the overage payment to be applied to any development was stated at 27.5%. Further details of this and other title matters should be directed to the sellers solicitor.

## **COUNCIL TAX**

Band A.

## **APPORTIONMENT**

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

## **INGOING**

There are no ingoing claims affecting the property.

## **WARRANTY CLAUSE**

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

## **ENTRY & VACANT POSSESSION**

At a date to be mutually agreed.

## **OFFERS (Closing Date)**

Offers must be submitted in proper legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection.

## **GENERALLY**

Should there be any discrepancy between these particulars, the general remarks and information and the contract of sale, the latter shall prevail.

## **IMPORTANT NOTICE**

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
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6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.



## Sale Plan

NGR:NY4666NW

FOR INDICITIVE PURPOSES ONLY

0m 25m 50m 75m

CPH NO - 08/180/0106

About : 1.683 ha (4.159 acres)

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Getmapping plc. 2018. Product Scale - 1:1250

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