



Sweet Well

Gamblesby, Penrith CA10 1JA

For Sale as a Whole by Private Treaty

Offers in the region of £495,000



An excellent four bedroom detached traditional stone built house under a slate roof offering spacious living accommodation and benefiting from uPVC double glazing throughout and Economy 7 heating together with a recently developed Caravan Club CL site for five touring caravans, and 2.00 acres (0.81 ha) paddock and a 0.66 acre wildlife area. The property is located just on the outskirts of the small village of Gamblesby in an idyllic and peaceful setting.

- uPVC Double Glazing
- Economy 7 Heating
- Conservatory
- Panoramic Views
- CL Caravan Site with Associated Shower Room & WC
- Wildlife Area
- Large Garage
- Grazing Land



Living Room

Location

Sweet Well is in a peaceful rural location just on the outskirts of the village of Gamblesby which lies approximately 11 miles to the North West of Penrith and the property is approximately 23 miles from Carlisle.

Directions

From Junction 42 of the M6 follow the A6 then turn left when signposted Lazonby/Grassonby/Gamblesby pass through the villages of Lazonby and Glassonby and upon entering the village of Glassonby turn left at the T junction signposted Renwick/Alston, take the first road on the left (which is a dead end road) and Sweet Well is the first property on your right.

From Penrith follow the A686 through the villages of Langwathby in the village of Melmerby turn left when signposted Gamblesby, in the village of Gamblesby follow the directions above.

Description of the Property

Sweet Well is an excellent four bedroom detached stone built house, partially rendered, with slate roof covering with a paddock extending to 2.00 acres (0.81 ha), a wildlife area extending to 0.66 acres (0.27ha) and a newly developed CL caravan park with 5 sites for touring caravans.

The house benefits from uPVC double glazing throughout and Economy 7 heating and offers spacious living accommodation. Within former attached outbuildings to the house the Sellers have developed a small kitchen area, shower room and WC for use by the occupants of the caravan park.

The property underwent a programme of works recently which include the provision of new chimney pots, repointing of stack and ridge tiles and one of the chimneys was re-lined.



Conservatory



Caravan Park



Dining Kitchen

Accommodation **GROUND FLOOR**

Entrance Hall/Utility Room

3.20m x 1.55m. Laminate floor covering, uPVC door to front elevation, worktop with plumbing for automatic wash machine and space for condenser drier beneath, fuseboard, ceiling light fitting. Internal doors to Boot Room which leads to Utility Room and Caravan park facilities and Dining Kitchen.

Ground Floor WC - 1.55m x 1.10m

WC, wash hand basin, laminate floor covering, coat hooks, towel hook window to rear elevation, loft access hatch.

Boot Room - 1.95m x 2.70m

Loft access hatch, ceiling light fitting.

Utility Room - 4.55m x 2.25m

Concrete floor, windows to front and rear elevation and uPVC door to front elevation. Double glazed 'private' locking door leading to:

Caravan Park Kitchenette - 3.35m x 1.95m

Concrete floor, worktop with stainless steel sink unit with mixer tap, electric heater, fluorescent light fitting which is on automatic switch. Rear access door for caravan park.

Shower Room for Caravan Park

Concrete floor, WC, shower cubicle with Mira shower, spotlight fitting again on automatic switch.

WC for Caravan Park

WC, wash hand basin and spotlight fitting.

Dining Kitchen - 5.85m x 4.45m

Fitted base and wall units, 1½ bowl sink unit with mixer tap, integrated fridge and freezer, plumbing and space for dishwasher, Rangemaster electric range with extraction hood above, tiled splashes, two windows to both front and rear elevations, laminate floor covering, ceiling light fitting, television aerial point and telephone socket.



Caravan Park Facilities



Bedroom 1



Sitting Room

Living Room - 3.55m x 4.55m

Wood burning stove (which provides hot water) in sandstone fireplace and hearth, window to front elevation, built in cupboard, exposed beams, the floor within this room has a carpet covering but is sandstone flags beneath, television aerial point and telephone socket. Entrance door to front elevation.

Sitting Room - 2.95m x 4.55m

Wood burning stove in standstone fireplace and hearth, windows to front and rear elevation, radiator, understairs cupboard, television aerial point and telephone socket.

Conservatory - 2.20m x 4.20m

Laminate floor covering, Perspex roof covering, door to front garden.

First Floor

Landing - 7.45m x 0.95m

Ceiling light fittings, loft access hatch, airing cupboard with shelving and hot water cylinder.

Bedroom 1 - 3.35m x 4.44m

Double bedroom with windows to front and rear elevation, ceiling light fitting.

Bedroom 2 - 3.50m x 3.55m

Double bedroom with window to front elevation, ceiling light fitting, built in cupboard, loft access hatch, television aerial point and telephone socket.

Bathroom - 2.05m x 2.55m

Bath, WC, wash hand basin, shower cubicle with Mira shower, vinyl floor covering, radiator, toilet roll holder, towel rail, extraction fan, part tiled walls.

Bedroom 3 - 2.17m x 3.70m

Single bedroom with window to front elevation, ceiling light fitting, television aerial socket.

Bedroom 4 - 2.70m x 2.15m

Double bedroom with window to rear elevation, spotlight fitting, television aerial socket. Bedrooms 3 and 4 were created from one large bedroom. This could be converted back to one large bedroom by removal of the stud partition wall.



Bedroom 2



Bathroom



Paddock

Services

The property benefits from mains electricity, mains water and drainage to a septic tank. The telephone is installed subject to regulations, Lonsdale Net provide the telephone and broadband (4G) service. Hot water is providing by the wood burning stove in the living room and an immersion heater.

Council Tax

The property is scheduled in Band C payable to Eden District Council. The amount payable for 2016/17 is £1,468.29.

Outside

To the front of the house is a large concrete forecourt and garden laid to lawn with mature trees and flower beds. To the side is a large hardstanding area for parking.

Agricultural Building/Garage

8.91m x 6.15m overall. Detached block built with stone outer-face and profile steel roof cladding, internal brick walls have been built to section one area off, concrete floor, electric light and power, two double timber entrance doors and pedestrian door to the rear.

The Caravan Park

The caravan park is registered with the Caravan Club as a Certified Location Site and extends in total 0.51 acre (0.21ha) and provides five sites for touring caravans with electricity points, four of which are on hardstanding and one on grass.

There is a pond within the site and a Klargestor disposal tank for collection of water and chemicals from the caravans, the site benefits from automatic external lighting and cold water supply.

There are currently no accounts for the Caravan Park as it has only recently been development, however bookings are increasing for the months to come.

The Land

The land extends to 2.66 acres (1.08ha) and comprising of a paddock and wildlife area as detailed in the plan below.

Within the paddock are three timber hen houses. Within the wildlife area is a beck and pound.

Number	Ha	Acres	Description
1	0.21	0.51	Caravan Park
2	0.27	0.66	Wildlife Area
3	0.81	2.00	Paddock
	0.08	0.03	House & Garden
	1.32	3.25	

Tenure

The property is offered for sale Freehold with vacant possession which will be given on completion.

Sporting & Mineral Rights

The sporting rights are included in the sale in so far as they are owned by the vendor. The mineral rights are held by a third party.

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Buyers will be held to have satisfied themselves as to the nature of such burdens and for further details are advised to contact the Seller's Solicitor: Mr M Nicholls, Gaynham King & Mellor, 2 Mason Court, Gillan Way, Penrith, 40 Business Park, Penrith, CA11 9GR. Tel: 01768 864 651



Wildlife Area

The Seller has confirmed that a wayleave payment is received for the electricity pole within the paddock.

Basic Payment Scheme

The land is not registered for Basic Payment purposes.

Boundaries

As far the Sellers are aware the boundary responsibilities are shown on the sale plan by inward facing 'T' marks which will denote future boundary responsibilities. Where no mark is shown no further information is available.

Viewings

The property is available for viewing strictly by appointment with the Sole Agents H&H Land and Property Limited.
Tel: 01228 406260.

Method of Sale

The property is to be offered for sale as a whole by Private Treaty. The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

Exchange of Contracts & Completion

Exchange of contracts, it is anticipated, shall take place within one month of an offer being accepted. The Buyer, at this point, will be required to pay a deposit amounting to 10% of the purchase price.

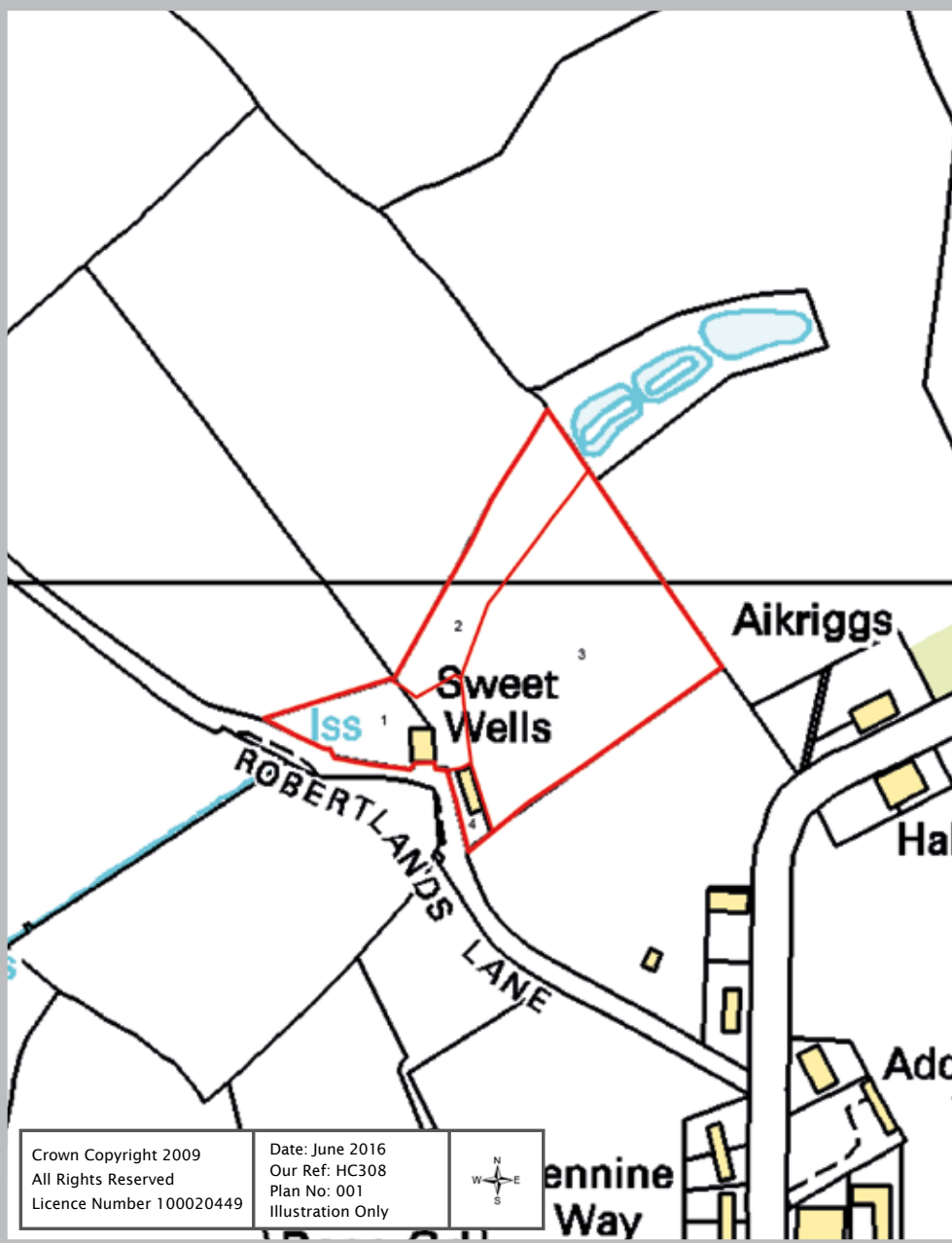
The deposit will be non returnable in the event of the Buyer being unable to complete the sale for any reasons not attributable to the Sellers or their agents. Completion will take place within four weeks of the exchange of contracts or earlier by arrangement.

Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic id, ie driving licence or passport and the other being a utility bill showing their address.

These can be provided in the following ways: call into our office with, or post to us, the original documents for us to copy; or a certified copy provided via your solicitor.





As agents to the Agricultural Mortgage Corporation we can assist with loans for any farming purpose including land purchases or buying houses with land, farm buildings and fixed equipment, diversification purposes and working capital.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

IMPORTANT NOTICE

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- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
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- (vii) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (viii) The property is sold subject to reserve(s).
- (ix) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property. Particulars prepared May 2016.

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