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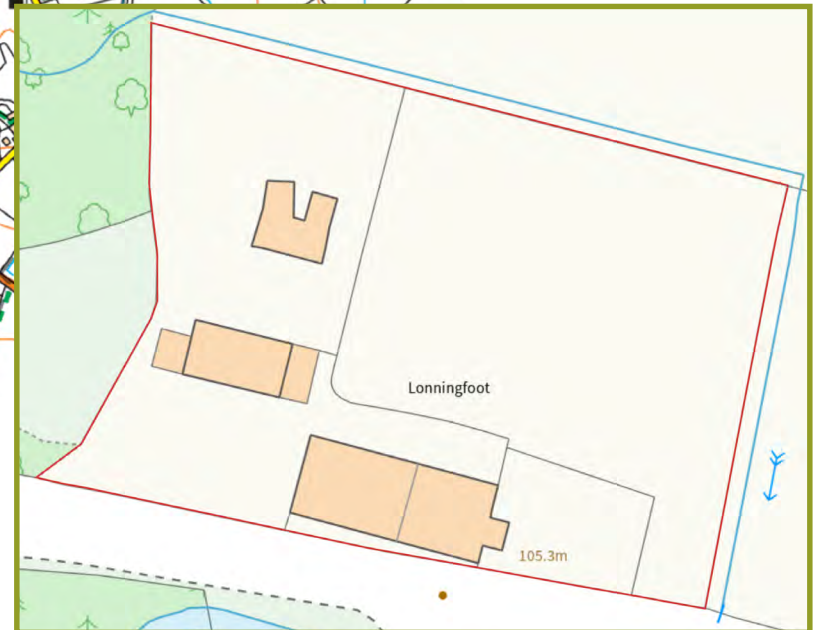
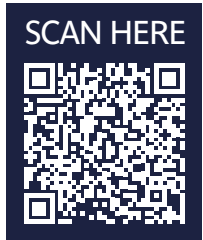
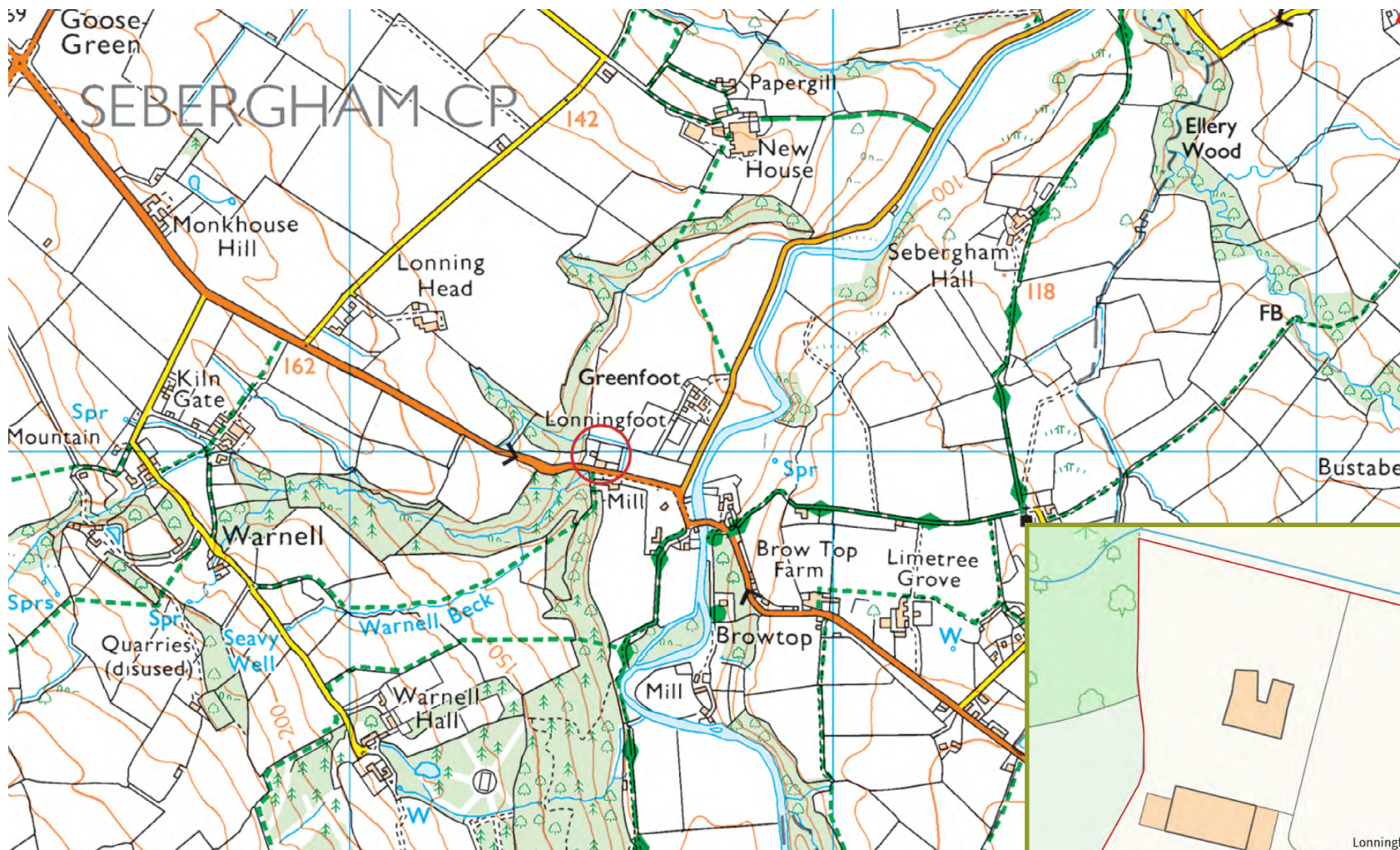


HOPE'S
AUCTIONEERS & LAND AGENTS



LONNING FOOT
SEBERGHAM, CARLISLE
CUMBRIA, CA5 7HP

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897





LONNING FOOT

SEBERGHAM CARLISLE
CUMBRIA, CA5 7HP

Guide Price: £375,000

For Sale by Private Treaty, as a Whole.

An exciting opportunity to purchase a substantial Grade II Listed 3-bedroom House full of character which requires comprehensive refurbishment but offers fabulous potential to create a stunning family home.

- A PROJECT PROPERTY WITH POTENTIAL FOR FURTHER DEVELOPMENT, SUBJECT TO OBTAINING THE RELEVANT CONSENTS
- A PROPERTY FULL OF CHARACTER
- PADDOCK, ORCHARD AND MATURE GARDENS EXTENDING TO 0.85 ACRES (0.35 HECTARES)
- DIRECT ROADSIDE ACCESS
- COUNTRYSIDE LOCATION

The property lies within a plot extending to approximately 0.99 acres (0.40ha) located on the outskirts of Sebergham. Lonning Foot benefits from a rural location, with an attractive paddock, orchard and mature gardens surrounding the property. The property has some outbuildings however these are in need of some maintenance.

Lonning Foot is located east of the B5305 road from Wigton to Penrith therefore situated in a highly desirable location furthermore providing excellent access to the M6 Motorway.

Located 7.28 miles from the market town of Wigton, 12.31 miles from the town of Penrith both offering a range of services, shops and schools. The City of Carlisle lies 9.07 miles north of the property providing a further range of services and amenities.

What3Words: //mule.kingdom.impresses

House

Lonning Foot is an exciting opportunity to purchase a detached project property offering spacious accommodation over two floors. Lonning Foot is being of traditional stone construction under slate roof Grade II Listed detached house having benefited from a new roof and chimney stack in the last 10-15 years.



Ground Floor

Rear Entrance Hallway

Door to yard.

Storage Room

1.15m x 2.15m
Fitted cupboards.

WC

0.85m x 1.30m

Shower With Sink

1.95m x 2.30m
Shower cubicle on hot water system. Sink. Single radiator.

Kitchen/ Diner

4.55m x 4.40m
Fitted base and wall units. Single drain sink.
Stanley oil fired cooker- connected to radiators.
Separate electric hob. Single glazed window to front.

Hallway

Rear door to yard. Electric meters.

Dining Room

4.55m x 3.15m
Log burner with stone heath and mantel. Single radiator. Single glazed window to front.

Lounge

4.50m x 4.10m
Electric fire with wooden mantel and stone effect hearth. Vestibule to front door. 3 single glazed windows. Double radiator.

Larder

2.90m x 3.05m
Concrete floor. Single glazed window.

Upstairs to First floor

Single glazed window.

First Floor

Double Bedroom

4.75m x 3.25m
Single radiator. Single glazed window to front.

Double Bedroom

4.60m x 4.30m
Single radiator. Single glazed window to front.

Single Bedroom

2.90m x 3.15m
Single radiator. Single glazed window to rear.

Store

Hot water and cold water tank.





External

Log store/coal shed

1.10m x 2.30m

Adjoining Barn

4.60m x 8.55m

Traditional stone with slate/felt roof.

Electric supply

Stone Barn

6.51m x 15.10 m.

Stone built with tin roof.

Former calf pens and byre.

For safety please do not access the second floor.

Dilapidated Tin Barn

7.85 m x 8.56m.

Wooden built with tin cladding.

For safety please do not access this building.

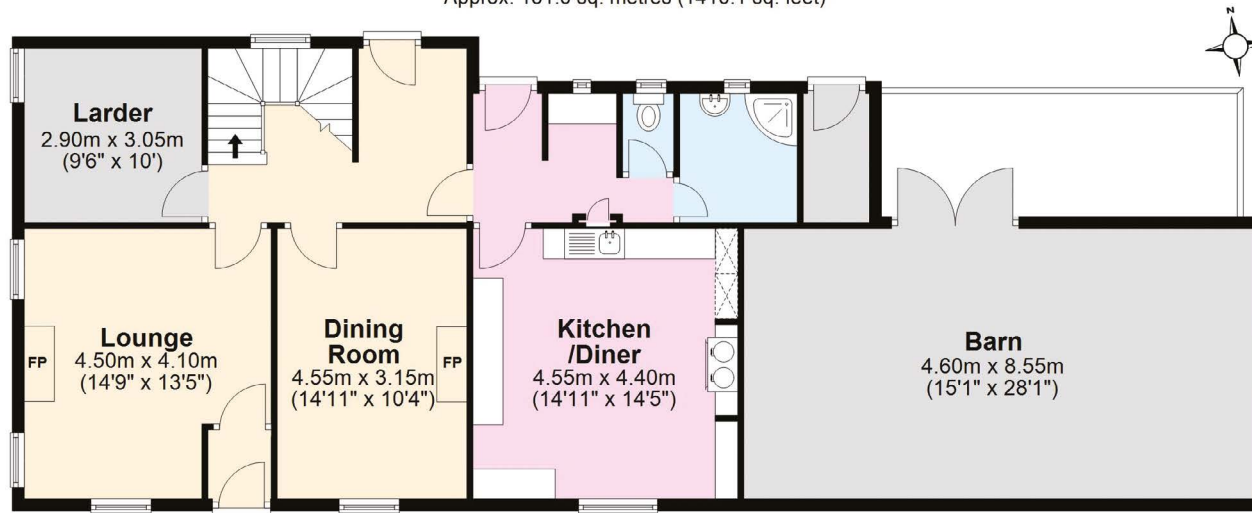
A useful paddock area to the rear of the property, mature gardens and orchard areas surrounds the property.

NB: The property is sold as seen, subject to all materials and buildings in situ.



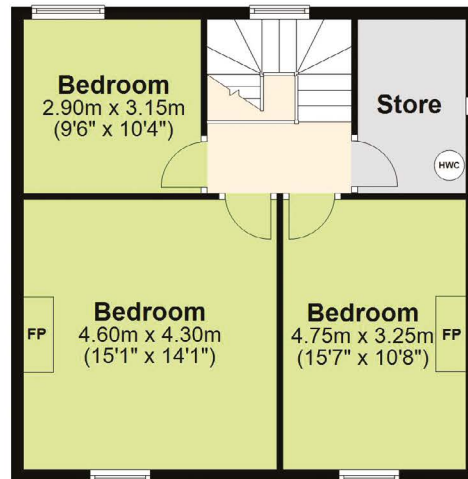
Ground Floor

Approx. 131.6 sq. metres (1416.1 sq. feet)



First Floor

Approx. 57.9 sq. metres (622.8 sq. feet)



Total area: approx. 189.4 sq. metres (2039.0 sq. feet)

Directions

On the B5305 from Penrith to Wigton, heading northwest to Wigton, after you pass through Sebergham and over the bridge, before you climb the hill, Lonning Foot is located on the right-hand side with good direct roadside access.

Services

The property benefits from a mains water and mains single phase electricity supply. Drainage is to a septic tank. The windows are all single glazed. The property benefits from oil central heating and a Stanley fired oil cooker is connected to all radiators.

NB: The septic tank is offered as seen in regard to the septic tank regulations. No deductions from the offered price will be made.

Council Tax

We understand that Cumberland Council (Allerdale) has scheduled the property as lying within Band E.

Method of Sale

The property will be offered for sale by Private Treaty as a whole. Offers are to be made in writing to the Selling Agents. The Vendors reserve the right to sell the property without setting a closing date and any potential purchasers are therefore advised to register their interest with the Selling Agents. The Vendors reserve the right to amend the sales particulars.

Tenure

We understand that the title of the property is freehold.

Exchange of Contracts, Vacant Possession and Completion

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. This is to take place within four weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession of the holding will be given on completion which will be set to take place.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest 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 Solicitors on any matters arising.

Ingoings

There are to be no ingoing claims affecting the property.

Boundary Maintenance

The ownership and maintenance responsibilities of the boundaries are indicated with the "T" marks on the sale plan. Where no "T" marks are shown, the responsibilities are unknown.

Energy Performance Certificates (EPC)

An extract from the EPC'S showing the current and potential Energy Efficiency Rating of the house is shown below. However, as this property is Grade II Listed it may be exempt from some of the recommendations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

Viewing

Viewing of the property is strictly by appointment with the Sole Agents.

Hopes Auction Co Ltd
Syke Road
Wigton
Cumbria
CA7 9NS

Tel: 016973 44901

Email: landagent@hopesauction.co.uk

Purchaser Registration

As part of the Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information. The Vendor Reserves the right to sell the property without notice.

Particulars Prepared March 2025.

SCAN HERE



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