

PFK

Alstonby Grange, Westlinton, Carlisle CA6 6AF
Offers in Region of £950,000





LOCATION

The property is extremely well located being 3 miles north of Junction 44 of the M6/M74 motorway and 1 mile east of the village of Westlinton with access to the A7 (Scottish Borders) arterial route.

The site sits in rural surroundings enjoying 360-degree open countryside views across agricultural fields.

Importantly, the property is well connected to all major road networks with easy access to the motorway, both to the south and north. The popular service centre of Longtown is approximately 4 miles north. Carlisle city centre is within easy reach along with road connections to Newcastle and the north east (A689/A69) and rail services along the west coast mainline to London, Glasgow and Edinburgh.

PROPERTY DESCRIPTION

The property comprises a former amenity farmstead with traditional 4/5 bedroom farmhouse and attached 3 bedroom cottage, modernised and presented to a high standard, along with a series of former agricultural outbuildings. These are set around an enclosed courtyard and have been converted by the existing owner into modern office accommodation for the purposes of its business.

A private tarmacadam driveway leads from the main road providing access into the property passing alongside the garden area of Alstonby Grange Farmhouse and Cottage before opening out onto substantial concrete hardstanding and hardcore areas at the rear. These have previously been used for storage of plant, equipment and vehicles for the vendors business along with staff car parking.

The site is effectively split into three parts, all of which are essentially interlinked. To the front and south of the site sit the residential dwellings with the commercial offices extending beyond to the north at ground and first floor levels along with external hardstanding and former agricultural storage buildings. From here the land opens up into agricultural pasture used for grazing and mowing purposes.

Internally, both the living and commercial accommodation have been developed to a good standard finish. The house and cottage are interlinked with the office accommodation benefitting from separate self-contained access.

MAIN DWELLING HOUSE

Two-storey attached 4/5 double bedroom dwelling with multi-pitch and slate covered roof and a mix of UPVC and timber windows and doors. The house has been extended at ground floor level to comprise a dining/sunroom and utility areas. The layout otherwise incorporates integral kitchen, being fully fitted with cooker and modern appliances, 4 further reception rooms (including lounge, second living room, playroom, gym and separate study) and ground floor toilet.

The first floor comprises a fully fitted bathroom, separate en-suite off the main bedroom and further separate shower room. The front left-hand side bedroom interconnects via a secret door behind the wardrobe into the adjoining cottage.

An extensive private garden area is situated to the front with parking within the inner courtyard to the rear of the house.

COTTAGE

The adjoining attached two-storey Alstonby Cottage has 3 bedrooms, kitchen/dining and reception/living room with first floor bathroom and link to the main dwelling house.

EXTERNALLY

BARN BLOCK WITH LEAN-TO ADDITION

Two-storey brick and slate barn converted into modern offices providing centrally heated accommodation across ground and first floor levels with integral ladies, gents and disabled toilet amenities.
Net Internal Area: 1,421 sq. ft. (132 sq. m.)

LEAN-TO REAR

Providing staff room and toilets along with kitchen and stores with separate external access.
Net Internal Area: 564 sq. ft. (52 sq.m.)

COVERED WALKWAY

Glazed corridor fronting enclosed courtyard facing farmhouse and cottage and wrapping around the southern end of the offices.

OFFICES

Original stable and stalls converted to provide high quality office accommodation.
Net Internal Area: 831 sq. ft. (72 sq. m.)

OFFICES AND STORE

Entrance with visitor waiting area and linked corridor via paved ramp and step access into reception area linked to glazed corridor and offices.
Net Internal Area: 1,270 sq. ft. (118 sq. m.)

STORES, WORKSHOP AND GIN SHED

Stone and slate barns with concrete floor and sliding door access to rear previously used as archive stores and workshop space with development/conversion potential.
Gross Internal Area: 901 sq. ft. (84 sq. m.)

WORKSHOP

Brick and slate construction with sandstone dwarf wall and steps providing walkway to the unit.
Gross Internal Area: 971 sq. ft. (90 sq. m.)

DUTCH BARN

Open ended agricultural stores with loading bay platform to front interlinked barns comprising corrugated sheet roof over steel frame construction.
Gross Internal Area: 5,032 sq. ft. (468 sq. m.)

YARD/CAR PARKING & STORAGE LAND

Private driveway leading to rear concrete yard area used for parking and storage with interceptors and drainage. Hardcore area extends beyond to approx. 1 acre. A borehole has been sunk to provide the water supply.

AGRICULTURAL FIELDS

Extensive grazing land in agricultural use ideally suited for amenity farming or use as a smallholding in conjunction with the dwellings and offices.

ADDITIONAL INFORMATION

SEPTIC TANK

We understand that the septic tank located at the property does not comply with regulations introduced on 1 January 2020.

FIXTURES AND FITTINGS

The integrated kitchen appliances in the farmhouse and cottage are included in the sale. All other loose items including but not limited to furniture and soft furnishings may be available for sale by way of separate negotiation with the Vendor at the point of sale.

The fixtures, fittings and office equipment comprised within the offices belong to the trading business and do not form part of the sale. This also applies to any freestanding equipment and machinery within the external stores, agricultural buildings and yard.

OPPORTUNITY

An opportunity exists to acquire a unique property suitable for a variety of different purposes. The original farmhouse and attached buildings have been tastefully converted and adapted to provide high quality live/work space. The existing offices can accommodate up to 30 people with each part of the property self contained with the ability to either combine or flexibly let to suit requirements. Little, if any, work is required making a low level investment set-up and immediate occupation.

Alternatively the office accommodation could be brought into residential use and incorporated with the existing farmhouse and cottage to create substantial living space. Other options include conversion for use as an annexe/granny flat or multiple holiday let accommodation.

The entire property could also be converted for commercial use with opportunity for expansion to the north and west feasible along with the existing dwellings to the south.

Other ideas include a smallholding/lifestyle farmstead.

RIGHTS, BURDENS & WAYLEAVES

The property is sold subject to and with the benefit of all rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted. The Purchaser(s) will be held to have satisfied themselves as to the nature of all such rights and any others. All fallen or standing timber and mineral rights, in so far as they are owned, will be included in the sale.

ENERGY PERFORMANCE CERTIFICATE

The following EPCs are applicable:
Alstonby Grange Farmhouse: Rating F37
Alstonby Grange Cottage: Rating F37
Commercial Offices: Rating C64

RATEABLE VALUE / COUNCIL TAX

Farmhouse: Band D
Cottage: Band B
The offices have a current rateable value of £14,750 pa (2017 Valuation List).
Carlisle City Council is the Local Authority. Interested parties are advised to make their own investigations with the Valuation Office.

VAT

Please note that VAT is payable on the commercial/offices part of the property only.
VAT is not applicable on the residential parts.
Interested parties should satisfy themselves with regard to VAT charges and any apportionment of price in terms of the commercial/residential split for VAT purposes.

CONNECTIVITY

M6 / M74: 3 miles
A7: 1.5 miles
Carlisle: 5.5 miles
Carlisle Airport: 7 miles
Newcastle: 60 miles
Glasgow: 95 miles

PLANNING

The property is currently in mixed use providing residential, office, agricultural/storage space. Planning permission has recently been approved (10/12/2020) for a change of use of the surrounding land from commercial land to garden land serving Alstonby Grange (Ref: 20/0558 - Carlisle City Council). A further application (Ref: 20/0559) for the conversion of the offices to: (a) residential accommodation associated with Alstonby Grange; (b) holiday lets, or: (c) a single dwelling; together with the conversion of the detached storage building to 1nr dwelling (outline) is still pending.
Interested parties are advised to contact the local planning authority at Carlisle City Council as well as make all necessary enquiries to satisfy themselves in relation to current, proposed and potential planning use.

TENURE

The property is freehold.
Please note the offices are currently let under commercial licence for short term occupation only.
This is terminable any time on 3 months prior notice.
Vacant possession of the farmhouse, cottage, offices, buildings and land (comprising the entire site) can be provided on completion.

SALE DETAILS

Services: Mains water and electricity are connected to the property. Water is extracted from a licensed borehole on the site with rainwater harvesting tanks also in use. Drainage is to a septic tank serving the entire property with interceptors installed in the rear yard. An electric generator and associated diesel tank have been installed with capacity to operate the entire site.

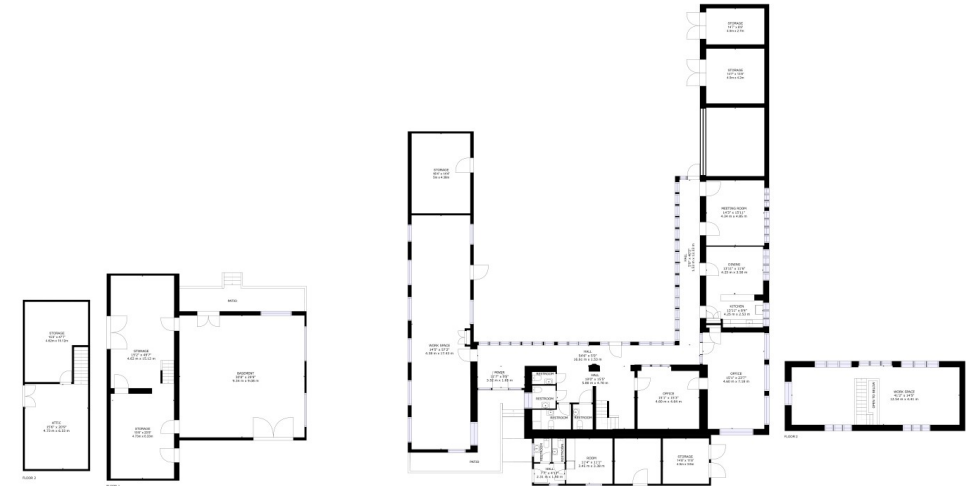
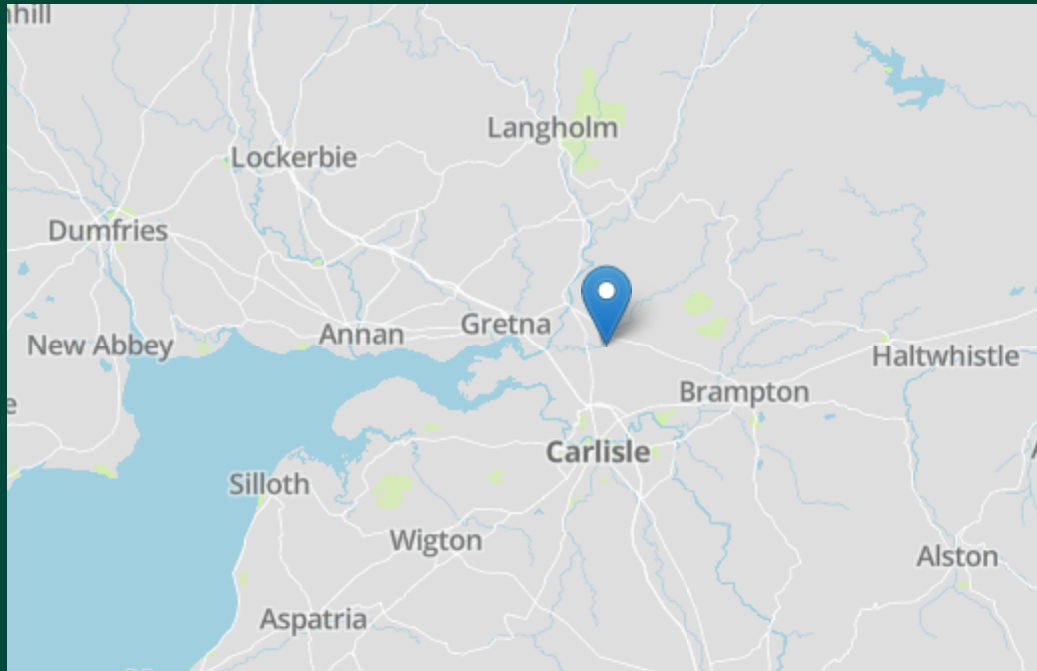
The offices are served by oil central heating and fitted with air conditioning units throughout. Alstonby Grange farmhouse benefits from electric underfloor heating in part along with oil central heating, multiple stoves and fireplaces. There is a range cooker in the kitchen of the farmhouse powered by LPG. Alstonby Grange cottage benefits from connection to mains electricity and water only and has electric central heating.

Council Tax: Band D

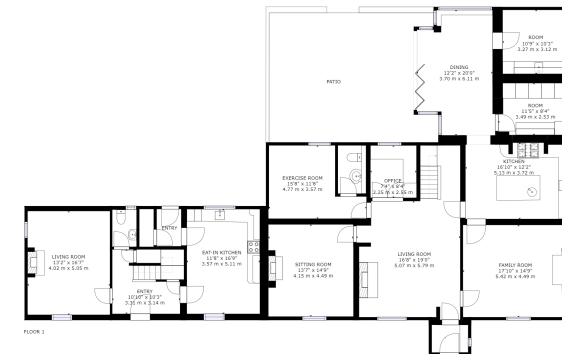
Viewing: Through our Carlisle office, 01228 558 666.

Directions: Travelling north on the A7 from Junction 44 of the M6/M74 motorway, pass through Harker continuing on the A7 before taking the 3rd right hand turn signposted for Kirklington and Scaleby. Continue on this road for approximately 1.5 miles until you reach the private entrance road signposted "Alstonby Grange" on your left hand side.

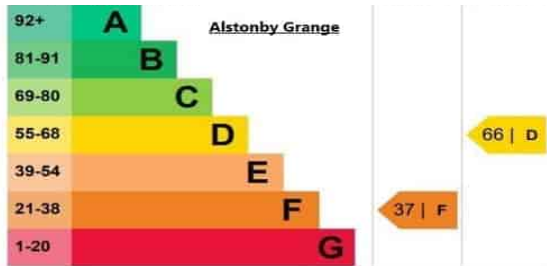




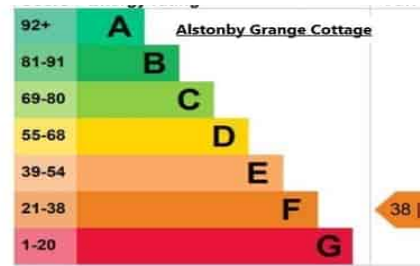
GROSS INTERNAL AREA
FLOOR 1: 1722 sq. ft., 160 m², FLOOR 2: 3589 sq. ft., 333 m²
FLOOR 3: 562 sq. ft., 52 m², EXCLUDED AREAS:
PATIO: 479 sq. ft., 45 m²
TOTAL: 5873 sq. ft., 546 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



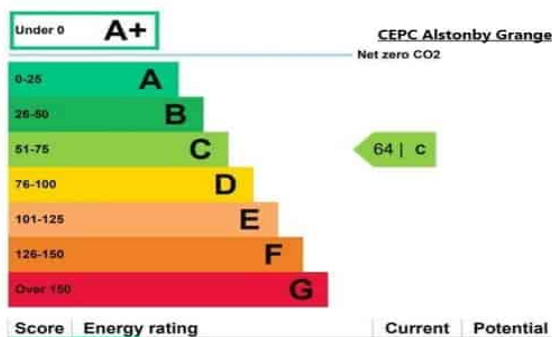
GROSS INTERNAL AREA
FLOOR 1: 2510 sq. ft., 233 m², FLOOR 2: 1964 sq. ft., 182 m²
EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 10 sq. ft., 1 m²
TOTAL: 4474 sq. ft., 416 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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CEPC Alstonby Grange
Net zero CO₂

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