

RTS

Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

ESTABLISHED 1803



KENDAL: 16 MILE

PENRITH: 14 MILE

CARLISE: 30 MILE

RABY COTTAGE, HARDENDALE, SHAP, PENRITH, CA10 3LQ

EXCELLENT OPPORTUNITY TO PURCHASE A DETACHED THREE BEDROOM COTTAGE SITUATE ON THE EDGE OF THE LAKE DISTRICT NATIONAL PARK TOGETHER WITH A TRADITIONAL STONE BARN, OPEN FRONTED STORE, KENNELS, A CATTERY AND PADDOCK.

GUIDE PRICE REDUCED: OIRO £375,000

**SOLE SELLING AGENTS - RICHARD TURNER & SON, 14 MOSS END,
CROOKLANDS, LA7 7NU.**

TEL – 015395 66800 FAX – 015395 66801

Through whom all offers and negotiations should be conducted

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14 Moss End
CROOKLANDS
LA7 7NU
Tel: 015395 66800
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LOCATION: The property is located at Hardendale, a hamlet in the parish of Shap in the Eden District on the edge of the Lake District National Park. From Junction 39 of the M6 motorway, head east signposted Hardendale. Follow the road, North for approximately 1 ½ miles and the property is the first property on the left-hand side.

VIEWING: Highly recommended by arrangement with the selling agent only

SERVICES: Mains electricity and water. Oil fired central heating. Septic tank drainage (located in field).

COUNCIL TAX: Band 'D' equating to £1,675.16 per annum (2016/17 - verbal enquiry only)

TENURE: Freehold with vacant possession on completion

DESCRIPTION: The property comprises a detached three bedroom cottage, rendered stone under a slate roof with double glazing throughout and oil fired central heating. The property is situated in a rural setting with the benefit of being close to the M6 Motorway and therefore good links to Penrith (North) and Kendal (South). With a number of outbuildings, Kennels and a Cattery the property is ideal for purchasers wishing to start their own business. **Purchasers are to note that the sale does not include an existing business.**

The accommodation briefly comprises:

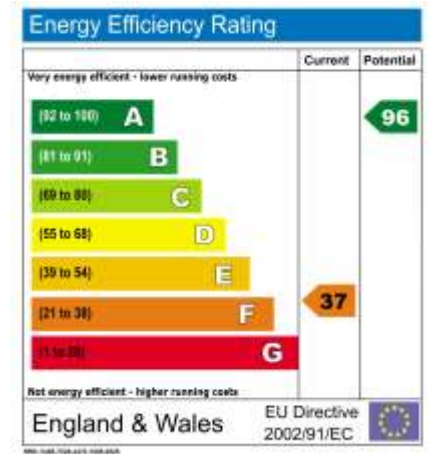
GROUND FLOOR:

Conservatory: leading from the garden. Back door to house leading to:

Kitchen: Recently fitted (2016) wall and base units, with double draining stainless steel sink, electric oven and hob with tiled floor and part tiled walls. Single radiator. Door to:

Open dining/sitting room: Generous sized dining room with Oil fired Rayburn and stone, feature fireplace and open to sitting room with open fire, stone fireplace and hearth. Exposed timber beams. 2 x Double radiators. Two windows and external door to front aspect. Door to inner hallway.

Pantry: Off inner hallway. Stone mullions. Electricity meter



Dining Room



Kitchen

FIRST FLOOR:

Bedroom 1 (master): Double. Open fire with tiled fireplace
14'8" x 14' 3"
(4.47 m x 4.35 m)
Exposed timber beams to ceiling.
Window to front. Single radiator.

Bedroom 2: Double. Exposed timber beams.
14'3" x 11'11"
(4.35 m x 3.63 m)
Window to front. Single radiator.

Bedroom 3: Single. UPVC window to rear.
8'5" x 7'8"
(2.58 m x 2.34 m)
Single radiator.

Bathroom: Sink, bath with shower over, WC,
8'10" x 7'11"
(2.70 m x 2.41 m)
Airing cupboard, single radiator



OUTSIDE: The property has a considerable amount to offer outside including a private lawned garden and a raised patio area to the rear with access to the buildings and paddock, approx. 0.92 acre (0.34 ha) or thereabouts.

Adjoining the house is a lofted stable/wash house, lofted tool store and single story former pig hull. The wash house is plumbed for a washing machine with mains water and electricity and is currently used as a Utility with outside WC.

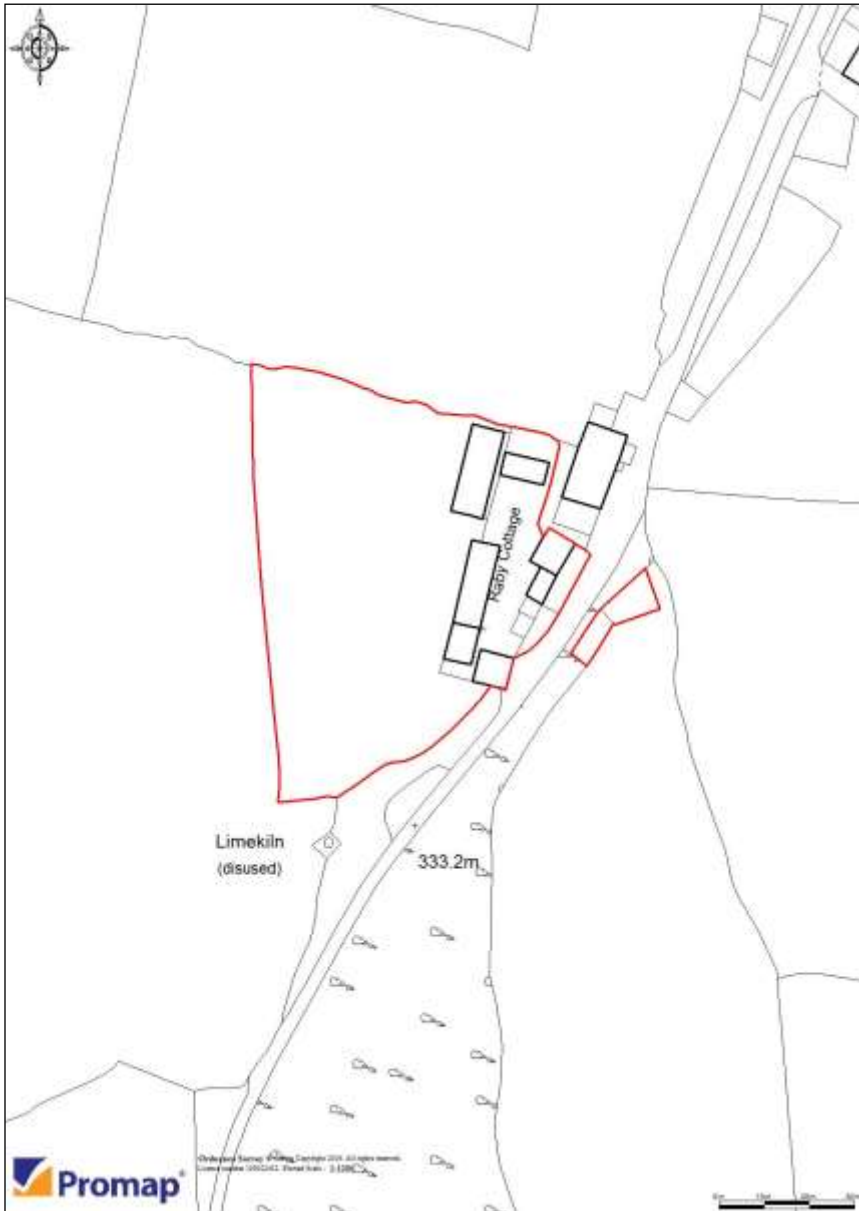
The range of outbuildings include: (All buildings are in good order and benefit from a power and water supply)

- Impressive traditional stone barn under a slate roof, approx. 18.5 m x 6 m, part lofted over a byre at one end, accessed from concrete yard; the byre is fitted with dog kennels with concrete floor and is accessed from the garden
- Block built and stone clad concrete floor lean-to under an insulated tin roof to front of the barn comprising five cat pens and accessed from garden.
- Loose box/store (to barn gable) approx. 8.2 m x 6.2 m; steel portal frame, stone clad block under an Asbestos roof, accessed from concrete yard.
- Store approx. 7.15 m x 7.6 m; steel portal frame, stone clad block built under a fibre cement roof, accessed from concrete yard.
- Cattery comprising 11 pens with access to outside pens, an isolation pen, painted concrete floor, electric storage heating under an insulated tin roof.
- Dog Kennels with nine kennels under a cantilever tin roof with preparation room comprising kitchen area with wall and base units, plumbed for a washer,
- Walled sheep pens opposite the house over the road.

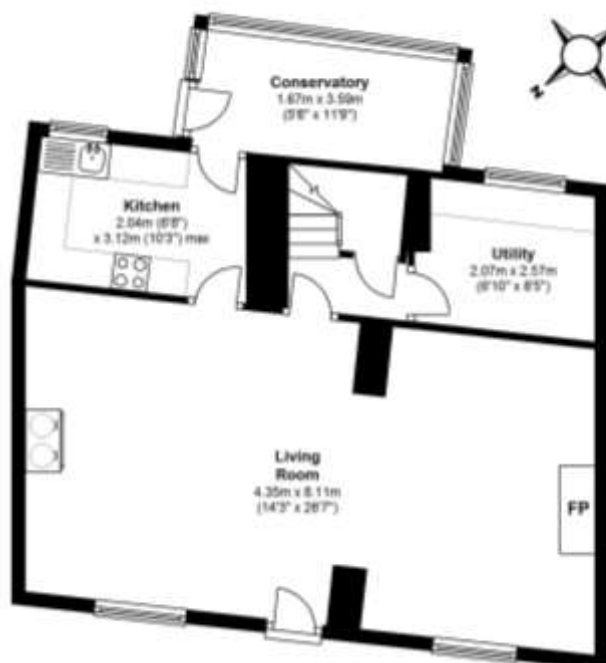


PLAN (for identification purposes only – not to scale):

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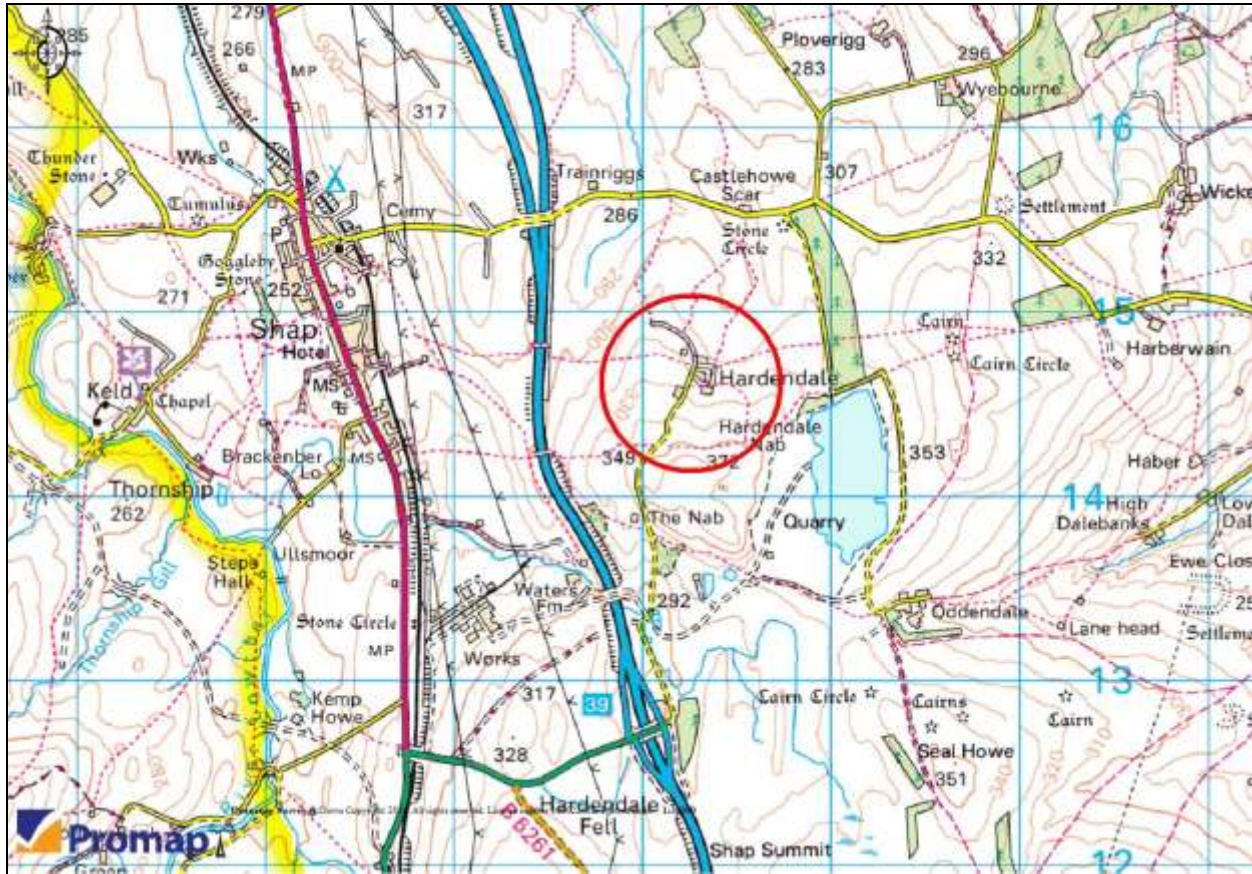
Ground Floor



First Floor



LOCATION PLAN:



GENERAL REMARKS AND STIPULATIONS

PARTICULARS OF SALE:

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

SALES PARTICULARS AND PLANS:

The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the selling agents. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

FIXTURES AND FITTINGS:

All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

TOWN PLANNING AND LOCAL LAND CHARGES:

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- all local and land charges and any requirements enforceable by any local or other Public Authority.
- all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

RIGHTS AND EASEMENTS:

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

The Purchaser shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his/their interest.

DISPUTES:

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

INSURANCE:

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any representation of warranty whatever in relation to these properties.

