



Scrogg House Farm, Cautley Road, Sedbergh, Cumbria, LA10 5LN

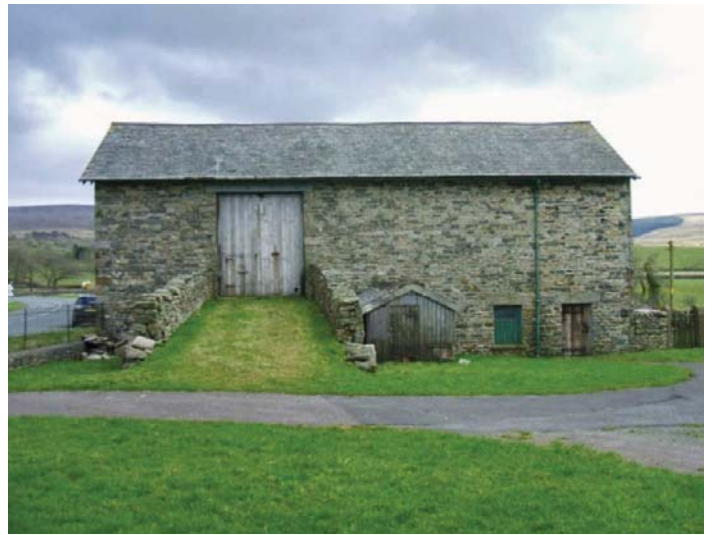
- A spacious Five Bedroom Traditional Stone Farmhouse in an idyllic setting within the Yorkshire Dales National Park
- Range of stone and slate Outbuildings suitable for a range of alternative uses from annexed Residential/Dwellings to offices, storage & light industrial (subject to PP)
- Two stone barns have PP (sub. to a pending s106 agreement) for conversion to 8 stables, Tack, Feed and Store rooms, creating a wonderful Equestrian Development.
- Fishing rights on the River Rawthey & Clough
- A total of 7.23 acres of pastureland.
- A further 4.5 acres field is available by sep. neg.
- JSA Richard Turner & Sons High Bentham Office.



£650,000

To arrange a viewing please contact [t. 01928 740 555](tel:01928740555) [f. 01928 740 609](tel:01928740609)
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Description The sale of Scrogg House, due to Vendor's retirement, represents a rare opportunity to purchase a spacious, traditional Farmhouse together with Outbuildings and up to 7.23 acres of land in an idyllic location within the Yorkshire Dales National Park.

Gardens and pastureland surround the Farmhouse with panoramic views to all aspects with the River Rawthey & Clough navigating its way through the Southern perimeter boundary (Sporting rights, including fishing on the river are included within the sale).

Scrogg House is an attractive, detached, stone built, 5 bedroom Farmhouse under a stone/slate roof. The farmhouse will benefit from a degree of modernisation but has the potential to provide extensive family accommodation.

The range of traditional outbuildings offer tremendous scope for re-development. The current vendor has been granted planning permission (subject to pending section 106 agreement) to create a superb equestrian development with 8 stables, Tack, Feed & store room. However, it should also be noted that a range of alternative uses from annexed residential dwellings, bed and breakfast, office, light industrial, storage could be explored subject to the required planning consents or potential affiliation with the notorious Sedbergh Public School being approximately 1 mile away.

There is 7.23 acres in a ring fence around the house & a further 4.5acre paddock available by separate negotiation.

Location Scrogg House Farm and land is situated adjacent to the A683 Sedbergh to Kirkby Stephen Road, approximately one mile from the centre of Sedbergh town. Although the property is pleasantly situated it is within a picturesque rural location, the town ships of Kendal, Kirkby Stephen and junction 37 of the M6 Motorway are easily accessible.

Accommodation

Ground Floor

Rear Entrance Hall (1.98m x 2.54m) Access to kitchen and cellars

Kitchen (4.19m x 3.96m) LPG Rayburn Nouvelle, electric cooker point, double drainer, stainless steel sink unit, built in cupboards and floor units, clothes airer.

Living Room (4.57m x 3.96m) Tiled fireplace and built in cupboards, central heating radiator.

Entrance Porch Dated 1895 of timber and slate with finial leading to inner porch and inner hall with central heating radiator. Stairs off and access leading through to the rear entrance hall.

Dining room (4.34m x 3.91m) Marble and tiled fireplace. Central heating radiator.

Large Pantry (3.66m x 3.71m) Stone sconces and built in cupboards.

Large Cellar (3.96m x 5.59m) Extensive dry cellar with stone sconces. Staircase leading to

First Floor

Large Landing With central heating radiator.

Bedroom 1 (4.57m x 3.66m)

Bathroom (2.74m x 2.08m max) Panelled bath with shower over, built in airing cupboard, pedestal toilet basin, low suite w.c.

Bedroom 2 (2.97m x 2.51m)

Bedroom 3 (3.66m x 3.05m)

Bedroom 4 (3.35m x 4.22m max)

Bedroom 5 (3.66m x 3.66m)

Outside Lawned gardens to front and side and to include propane gas tank.

Rear Yard Parking and lawned access and access to buildings.

Outbuildings The property benefits from a range of stone and slate outbuildings.

Single storey outbuildings 31'1 x 15'0 (external measurement) to include log store, workshop and w.c

Lean-to Stone Cubicle Shed Approx 33'0 x 20'6 (13.05m x 6.25m external measurement) with feed area under asbestos roof with 8 cubicles. Adjoining Middenstead loading area for muck spreader with small general purpose building adjacent.

Lean-to Livestock Pen 19'11 x 14'6 (6.56m x 4.49m)

Large stone Barn 1 56'10 x 25'5 (external measurement) under housed with dog kennels, trailer house, shippon with timber standings for 8 young stock, shippon with slate standings for 6, former dairy now feed store. Having Planning permission (subject to pending section 106 agreement) to create 4 stables, tack, feed & store rooms. (Obvious scope for a range of



alternative uses subject to required Planning Consent)

Stone Barn 2 50'6 x 22'6 stone lean to Shippon 50'6 x 13'5 (15.37m x 5.80m) external measurements. Shippon under asbestos roof providing standings for 14 cattle. Having planning permission (subject to pending section 106 agreement) to convert to 4 stables. (Obvious scope for a range of alternative uses subject to required Planning Consent)

The Land An excellent block of meadowland with a piped water supply. The land is well fenced and has road side access. There are fishing rights available on the River Rothay which is included within the sale.

A further paddock of approx 4.50 acres, edged green on the attached plan, is available by separate negotiation with a guide price of £45,000.

Entitlements and Grazing Rights

There are 4.68 ha of Single Farm Payment Entitlements of non-SDA category. There are also grazing rights on Brant Fell (CL0026) for 15 sheep & followers or ponies (No. To be confirmed) together with the further rights to take loose stones and bracken for bedding. These rights have 4.21 Moorland entitlements attached to them. The entitlements and rights have been apportioned between the lots in accordance with the schedule below.

Local Service Authority Yorkshire Dales National Park authority Yore Bridge House, Bainbridge, Leyburn, DL8 3DE 01969 650456

Cumbria County Council The Courts, Carlisle, CA3 8NA 01228 234 456

Council Tax Band E

Services Comprise mains water and electricity, septic tank drainage, propane gas fired central heating.

Joint selling Agent Jackson Equestrian, Sugar House, Sugar Lane, Manley, Cheshire, WA6 9HW. 01928 740 555. RBurton@jacksonequestrian.com
Richard Turner and Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel 01524 261 444 Fax 01524262463. FAO John Prickett. Email:property@rturner.co.uk.

Solicitor Thompson Wilson Pattinson Solicitors, 114-116 Strickland Gate, Kendal, Cumbria, LA9 4QA. FAO John Cook 01539 721 945 jwc@twpsolicitors.com.

VIEWING STRICTLY BY APPOINTMENT

Through the Agents Jackson Equestrian on 01928 740 555 or 01928 740 609

Directions

Leave the M6 at Junction 37, proceed along the A684 to Sedbergh, proceed through Sedbergh and take the A683, at Kirkby Stephen Road after approximately one mile Scrogg House will be on your right hand side.

Disclaimer - Jackson Equestrian' JACKSONS ESTATE AGENCY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this

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Plans, Areas and Schedules. For reference only. Any error or mis-statements shall not annul the sale or entitle either party to compensate in respect thereof.

Rights of Way -The property is offered for sale subject to and with the benefit of any rights of way, both public and private, all wayleaves, easements and other rights, whether or not specifically referred to. All prospective purchasers are advised to clarify matters relating to easements, rights of way, wayleaves, etc. with their solicitor or surveyor

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