



Foldgate Farm

Cumbria

Carter Jonas

**Foldgate Farm
Corney
Millom
Cumbria
LA19 5TN**

A traditional farmstead converted to modern times, Foldgate Farm provides a fabulous opportunity to acquire a lifestyle property, with versatile buildings to enable all manner of uses and income streams, including holiday lets, equestrian and farming.

Foldgate Farm comprises a generous classic Lakeland farmhouse with a separate, sympathetically converted, traditional barn set in the centre of the holding. These are accompanied by two modern barns to the rear and a four stable block surrounded by 22.53 acres (9.12 ha) of grazing land. There is also a standalone site known as Lambground which is situated 350 yards southeast of the main holding, comprising 0.60 acres (0.24 ha) of rough ground and a farmhouse ruin.

The farm nestles under the western slopes of Corney Fell, which is well noted for its Bronze Age farming activities in the Lake District National Park, yet is only a few miles away from the sweeping west coast beaches.

The property is available either as a whole or in three lots:
Lot 1 - Foldgate Farmhouse, Foldgate Barn, stables, modern barns and garden and grazing land. 11.86 acres (4.80 ha).
Lot 2 - 10.07 acres (4.08 ha) of grazing land.
Lot 3 - Lambground 0.60 acres (0.24 ha).



The Property

Lot 1 - Foldgate Farmstead comprises 11.86 acres (4.80 ha).

Foldgate Farmhouse

A traditional farmhouse comprising a wealth of original features.

The ground floor comprises a large kitchen diner, with exposed stonework and timber beams. There are a range of wall and base units with ample room for dining. There are two separate sitting rooms, one accommodating an open fire and the second a woodburning stove. Completing the ground floor accommodation is the utility room which houses a shower room with toilet, the oil fired boiler and hot water cylinder and a door leading out to the rear.

To the first floor are four well-proportioned double bedrooms, three of which have the benefit of the use of the spacious family bathroom.

The master bedroom is complete with en-suite shower room, walk-in storage and a door leads to the raised decking area to the rear of the property, offering a peaceful view over the fields.

To the second floor is the light and airy fifth bedroom with en-suite shower room.

Foldgate Barn

Historically a working bank barn, Foldgate Barn was sympathetically converted in 2005.

To the ground floor is a large one bedroom flat with separate shower and bathroom and an open plan kitchen/living/dining space. To the rear corner is a large utility room, which services the whole barn.

To the first and second floors is a five bedroom house, with a sweeping wooden staircase turning through its centre. A large open plan kitchen, dining and sitting area make up the first floor, with two bedrooms (one en-suite) off and three further en-suite bedrooms and a sitting area to the second floor.

With a further connecting staircase between the ground floor and first floor, the Barn could easily be a single, three storey residence if required.

The Barn offers great flexibility either as a permanent residence or for letting either to the residential or holiday let markets.

To date, both the Farmhouse and the Barn have formed part of a successful holiday letting business.

Externally

There are two modern agricultural buildings both with mains electricity:

Building 1 (18.12m x 13.13m) is of steel portal framed construction with corrugated sheet metal walls and roof. This is currently used for storage, albeit retains original cattle cubicles and feed barriers, therefore easily reused for livestock housing.

Building 2 (19.82m x 8.56m) is of timber construction with corrugated sheet metal roof equally lends itself to both agricultural or non-agricultural use.

Stable Block (16.83m x 5.19m) of stone under slate construction facing southwest towards the Barn, which provides four useful stables.

The land forming the remainder of Lot 1 comprises the following:

- Two paddocks to the southwest of the farmstead, of around 4.4 acres (1.78ha) of relatively level grazing land
- Approximately 3.3 acres (1.34ha) of grazing land across the road, with a small area of woodland and old sheep handling facilities which are capable of reinstatement. Natural water supply.
- There is a wildlife water meadow between the farm buildings and the road, which then leads around the southern perimeter of the holding, along the route of the public footpath adjacent to the beck. The land comprises circa 3.0 acres (1.21 ha).
- A small orchard area close to the entrance of Foldgate Farm which provides opportunity for reinstatement as a fruit and vegetable garden



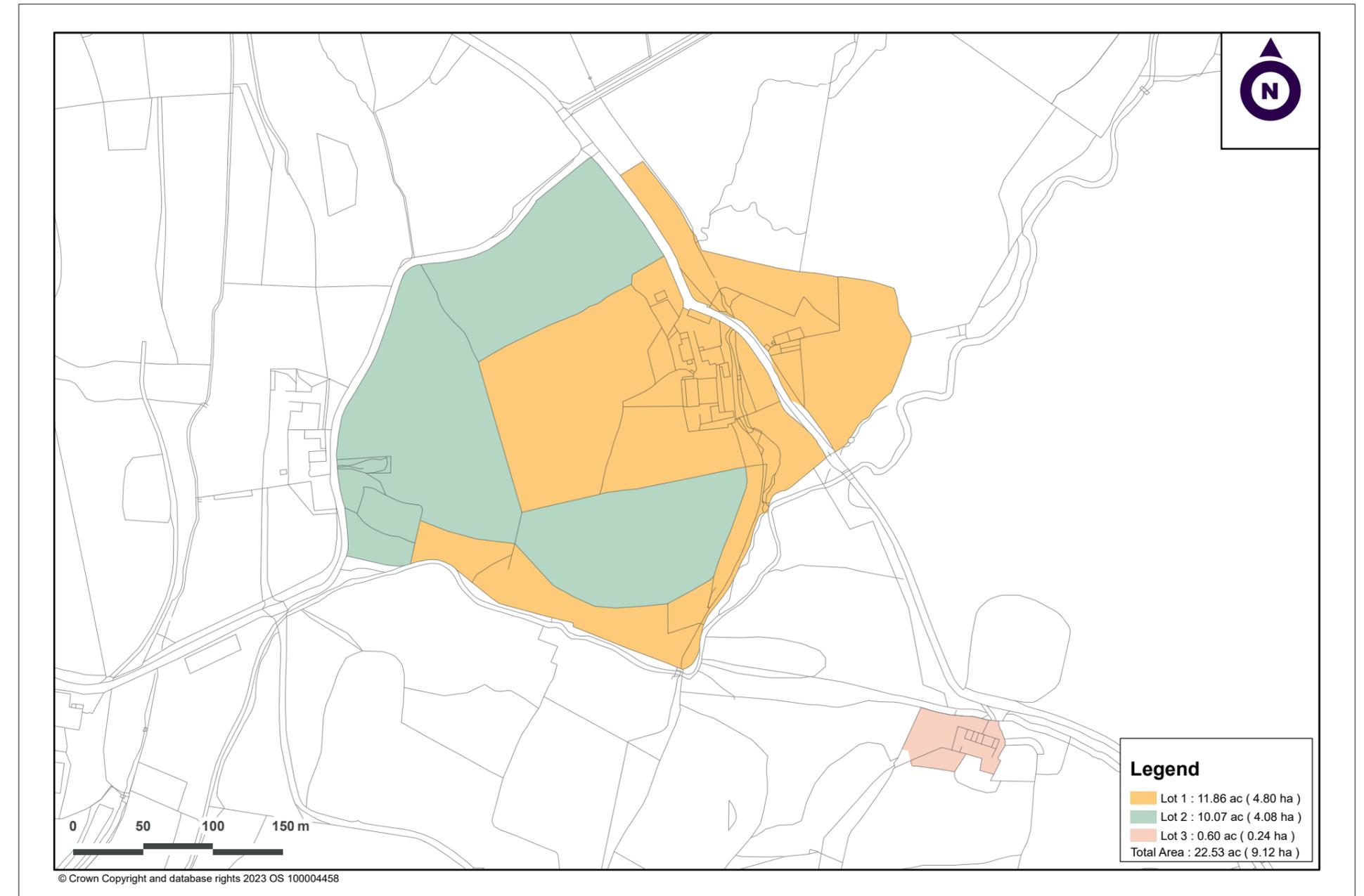
Lot 2 - comprises 10.07 acres (4.08 ha) of grazing land, divided into three fairly evenly sized paddocks. Boundaries are a mixture of well maintained stone walls, stockfencing and hedgerow.

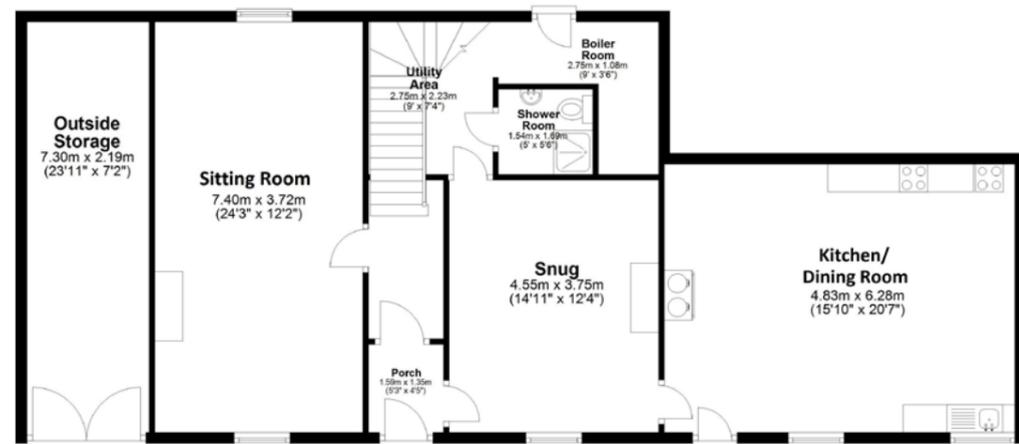
In the event that Lot 2 is sold separately:

- The Purchaser may only access it directly from one of the two gates to the road and not via Foldgate farmstead.
- The Purchaser is responsible to ensure that all boundaries to Lot 1 are fully stockproof.

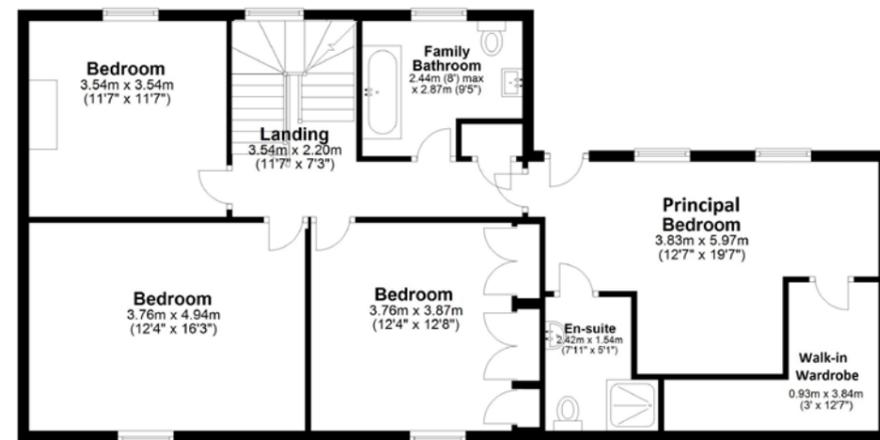
The land under Foldgate Farm is described under Soilscape 6 as freely draining slightly acid loamy soil and the land is listed as Grade 4 under the Agricultural Land Classification Grades (Post 1988).

Lot 3 - Lambground comprises of 0.60 acres (0.24 ha) of rough ground and a farmhouse ruin.





Ground Floor



First Floor

Floor plan

Foldgate Farmhouse

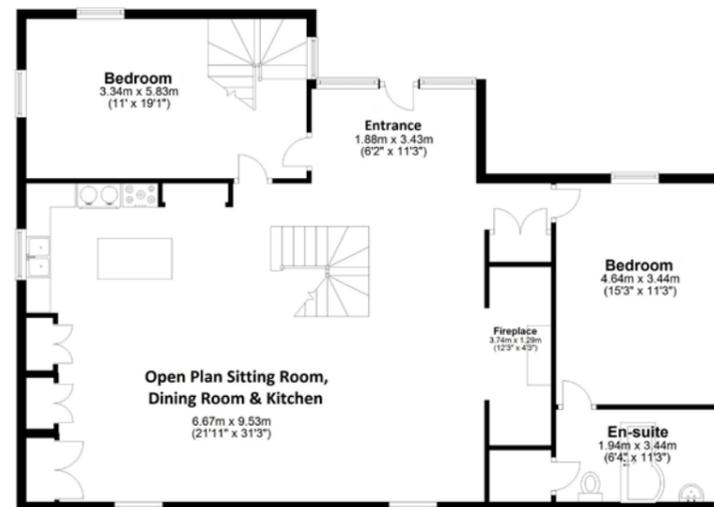
For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.



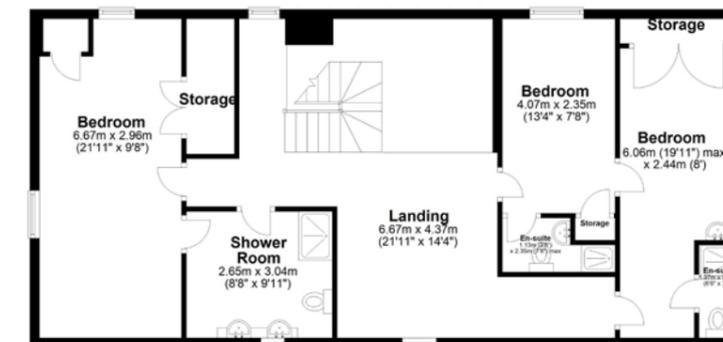
Second Floor



Ground Floor



First Floor

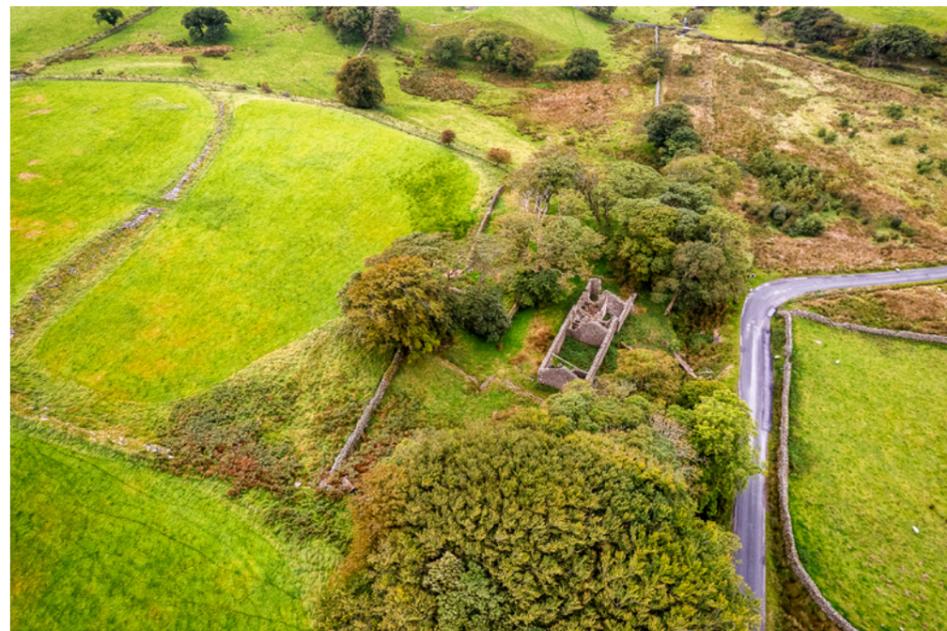


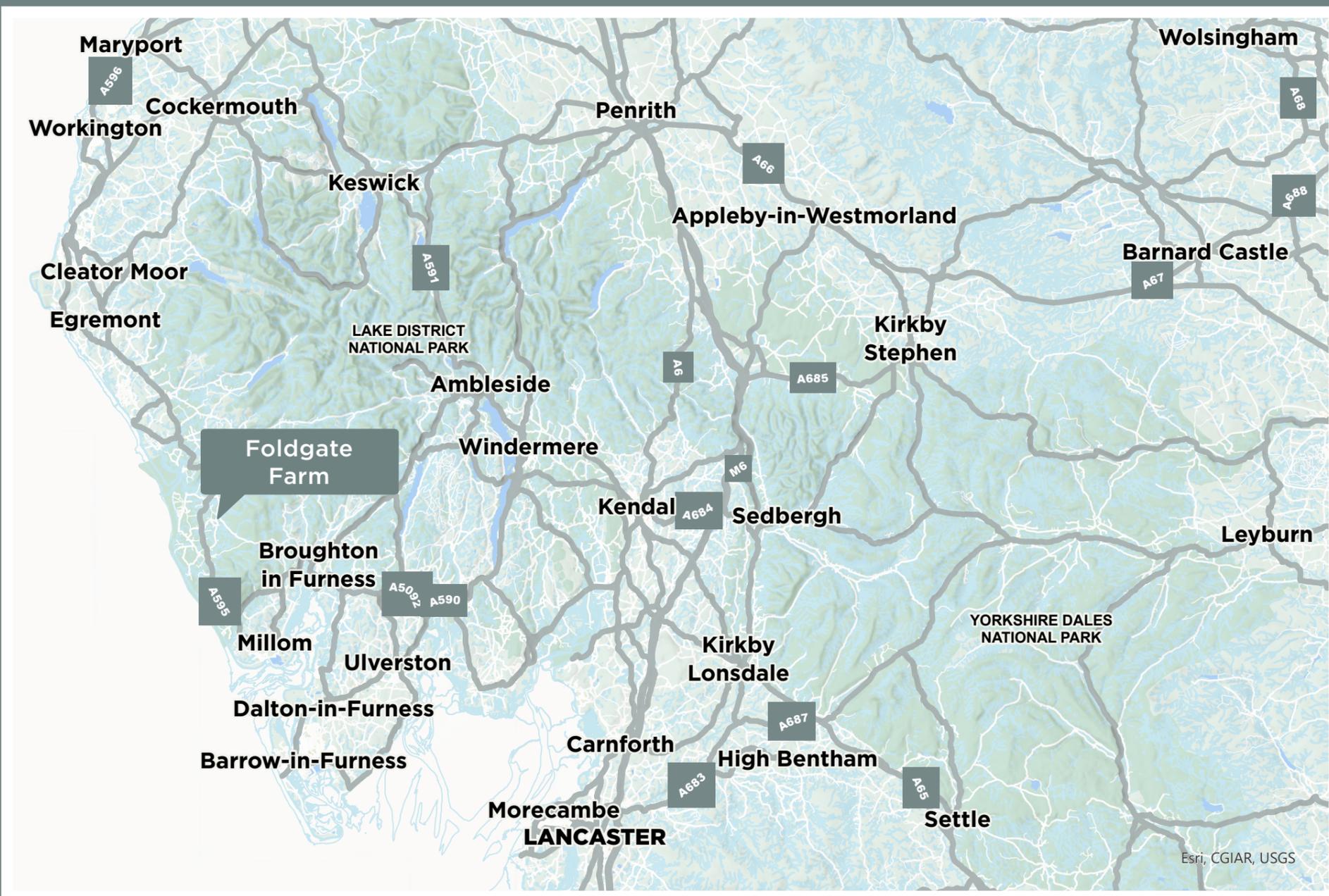
Second Floor

Floor plan

Foldgate Barn

For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.





Tenure & Possession

Freehold with vacant possession on completion.

Basic Payment Scheme

There are no BPS entitlements on the land.

Environmental Schemes

There are no environmental schemes on the land.

Fixtures & Fittings

Hot tubs and AGAs are available to purchase by separate negotiation.

Services

Private borehole water supply on site. Mains electricity. Oil fired central heating. Private drainage via biodigester septic tank.

Wayleaves Easements & Rights of Way

The property is being sold subject to, and with the benefit of, all rights including rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a public footpath which runs through Lot 1. More information can be obtained on request.

Health & Safety

Please wear appropriate footwear for walking the land and be aware that large horses may be grazing it. Surfaces both inside and outside may be slippery or uneven, therefore please take care.

There are some low beams in Foldgate Barn, which will require all visitors to duck.

VAT

The sale of this property will not be liable for VAT.

Sporting Timber & Mineral Rights

The Sporting, Timber and Mineral rights are included in the sale so far as they are owned.

EPC Ratings

Farmhouse - Band C

Barn - Band C

Local Authorities

Cumberland Council:

<https://www.cumberland.gov.uk/>

Lake District National Park:

<https://www.lakedistrict.gov.uk/>

Viewings

Lot 1 - strictly by appointment only through Carter Jonas, Kendal, as paying guests may be occupying the property.

Lots 2 & 3 - may be viewed unaccompanied as long as access is only taken directly from the road through the field gates.

Directions

From the centre of Bootle, follow the A595 north for half a mile and then turn right, signposted to Corney. Follow this lane for 2.1 miles, then turn right onto Bootle Broughton Lane. Follow that for 0.3 miles to the next T junction and then turn right onto the Corney Fell road. Foldgate is situated on the right after 200 yards.

Please note that the road over Corney Fell is closed due a defective bridge, therefore please travel along the A595 via Bootle.



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Kendal

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Important information

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