



Particulars of sale of:
**Croft House, The Cottage
and Piper Cottage
Kirkby Thore, Penrith
CA10 1UP**

Croft House, Kirkby Thore, Penrith

Cumbria CA10 1UP

AN IMPOSING PERIOD RESIDENCE WITH TWO ADJOINING COTTAGES, OUTBUILDINGS AND LAND LOCATED IN THE EDEN VALLEY

◆ Junction 40 of M6 and Penrith 9 miles ◆ Appleby 5 miles
(all distances are approximate)

Imposing 4 bed roomed house with reception room, drawing room, dining room and kitchen with adjoining 2 bed roomed cottage (formerly eastern wing of main house), further 3 bed roomed cottage together with substantial outbuildings (some of which may hold further development potential) and land extending as a Whole to 18.30 acres (7.41 ha) or thereabouts. The property is offered as a Whole or as a combination of Lots.

Lot 1 – 4 Bed House, 2 Bed Cottage, 3 Bed Cottage, Buildings and Land extending in total to 2.94 acres (1.19 ha) or thereabouts

Lot 2 – A single paddock extending to 1.30 acres (0.53 ha) or thereabouts

Lot 3 – A useful block of agricultural land joining Lots 1 and 2 extending to 13.09 acres (5.30 ha) or thereabouts

Lot 4 – A single paddock of 0.97 acres (0.39 ha) or thereabouts

**FOR SALE BY PRIVATE TREATY IN 4 LOTS, A COMBINATION OF LOTS
OR AS A WHOLE**

The What3Words location for the entrance to Lot 1 is [///populate.blast.snowmen](https://www.what3words.com/#!/populate.blast.snowmen)

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within



Introduction / Location

Croft House is located on the fringe of Kirkby Thore off Piper Lane situated within the Eden Valley. The imposing period property commands stunning views across open countryside to the south and west towards the northern lake district fells. The property has good access onto the A66 connecting with the M6 at Junction 40 at Penrith. Scotch Corner and the A1 are approximately 42 miles to the east. The village of Kirkby Thore itself benefits from a primary school, St Michaels Church, village hall and village shop and post office with the nearest secondary schools being located at Appleby (Appleby Grammar School) and Penrith (Ullswater Community College and Penrith Grammar School). A petrol filling station is located nearby on the A66.

The sale of Croft House provides an opportunity to purchase an imposing main house together with two adjoining cottages, currently occupied by members of the same family, but with potential for change of use (subject to any necessary planning permissions) to holiday cottages, airbnb's etc. The former farm is well equipped with various out buildings to include an imposing Westmorland Bank Barn dated 1836 together with adjoining traditionally constructed buildings (all of which may hold development potential subject to any necessary planning permissions), together with buildings of modern construction which have been adapted to provide stabling for up to 14 horses. One of the modern buildings has had planning permission granted for it to be used as a livery yard.

Lot 1 of the property also contains within it a large lawned area together with adjoining paddock with Lots 2 and 3 adjoining Lot 1. Lot 4 is located next to Lot 1 providing purchasers the opportunity to acquire additional land should they so wish. As such the property will be of interest to the discerning purchaser wishing to acquire a fine country dwelling with additional accommodation and outbuildings which could be put to an alternative use to provide a secondary income stream. The property would also be of interest to purchasers with an extended family, lifestyle purchasers or those wishing to purchase a substantial residence set within its own grounds.

Directions

From the north or south leave the M6 at Junction 40 (Penrith) and take the A66 east bound into Kirkby Thore. Turn left in Kirkby Thore and continue for approximately 0.3 miles before turning left. Continue for 0.1 miles before turning left and follow the road round onto Piper Lane for a further 140 metres. Croft House is located on the right-hand side.

The What3Words location of the entrance into the property is [populate.blast.snowmen](#)

The postcode if using Satnav is CA10 1UP, but please be advised that some Satnav's do not locate the correct property.

Viewing

Lot 1 (House, 2 Cottages, Farm Buildings and adjoining Paddock) can be viewed by prior appointment only with the Sole Agents, Ian Ritchie Land Agents Ltd, Shannondale, Newbiggin, Penrith CA11 0HT.

Tel: 07885 813 686 or 07719 470 597

Email: office@ianritchielandagents.co.uk

Lots 2, 3 and 4 (land only) can be viewed on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

Method of Sale

The property will be offered for sale by private treaty in 4 Lots, a combination of Lots or as a Whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd using the offer form which can be downloaded from the Sole Agent's website.

The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd.

The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

Summary of Property/Guide Prices

Lot 1 - Guide Price - £895,000

Consisting of the main house, 2 bedroomed cottage, adjoining 3 bedroomed cottage, range of traditional and modern buildings together with paddock extending in total to 2.94 acres (1.19 ha) or thereabouts.

Lot 2 - Guide Price - £30,000

A single field extending to 1.30 acres (0.53 ha) or thereabouts.

Lot 3 - Guide Price - £265,000

An extremely useful block of agricultural land extending to 13.09 acres (5.30 ha) or thereabouts joining with Lot 1 and Lot 2.

Lot 4 - Guide Price - £23,000

A single field enclosure extending to 0.97 acres (0.39 ha) or thereabouts.

Guide Price as a Whole - £1,213,000

Lot 1 – The Main House

The main house is an imposing 4 bedroomed property providing accommodation on 3 floors as follows:

Ground Floor

Front doorway to main Entrance Hallway

2.27m max x 8.03m max with original Victorian Vitrified ceramic tiled flooring.

Downstairs WC and Wash Handbasin

Located under main staircase.

Reception Room 1

5.58m max x 5.29m. Wooden mantel piece, Effel dark green enamel multi-fuel stove. Sandstone plinth. Many original features to include original cornice work. Bay windows. Fitted alcoves on either side of fireplace. We understand that this room retains its original parquet wooden flooring (which is currently carpeted).

Drawing Room

5.35m max x 5.17m max. Marble fireplace fitted with Effel multi-fuel stove with slate hearth. Alcoves on both sides of fireplace. Original cornice work and ornate ceiling rose. Bay windows. Archway through to:

Dining Room

4.27m x 4.80m with original cornice and ornate ceiling rose.

Kitchen

4.65m x 4.21m. Rayburn 8120K in black with double oven and 2 hotplates. Spanish handmade tiled splashbacks behind. Italian porcelain tiled floor. Granite worktop with granite upstands. Under-mounted ceramic Belfast style sink with mixer tap with separate water filter tap. Fitted shelves. Fitted cupboards. Electric consumer unit. The Rayburn is oil-fired with two burners – one for cooking and the other to heat hot water and the central heating system. The Rayburn also fires the underfloor heating in the kitchen and the first-floor bathroom.

Access to Cellar

With sandstone flag flooring and sandstone steps. The cellar is split into two separate rooms one of which is fitted with original sandstone sconces. The cellar is fitted with an electric submersible pump to prevent any ingress of water.

Main Entrance Hallway



Drawing Room



Kitchen



First Floor

Access to the first-floor accommodation is taken via a sweeping staircase located in the main hallway. The staircase is fitted with a feature arch window leading to the first-floor accommodation which can be described as follows:

Walk-in Airing Cupboard/Laundry Room

3.11m x 1.52m. Plumbed for washing machine and fitted with vent for tumble dryer. This room also houses the underfloor heating controls, hot water cylinders, expansion radiator etc.

Main Bathroom

3.27m x 4.20m. A tastefully decorated room with wash handbasin with tiled splashback. High level cistern with brass pipework. Lino flooring fitted with underfloor heating. Separate shower cubicle. Free standing bath. Heated towel rail. Ventaxia. Original picture rail.

Bedroom 1

5.70m max x 4.10m. Bay window with views to the Shap fells and the north lake district fells to include Blencathra. Alcove with fitted top cupboards. Original picture rail. Open fire with original surround.

Bedroom 2

3.30m x 3.21m.

Bedroom 3

5.67m max x 4.25m. Bay window. Open fire. Alcove with top cupboard.

Bedroom 4

4.29 x 3.16m. Fitted cupboard underneath the staircase to second floor accommodation.

Staircase to Second Floor

Staircase from the landing leads to the second-floor accommodation consisting of two adjoining attic rooms totalling 11.92m max x 4.10m max. The attic rooms are currently used for general storage but have in the past been used as an office and arts and crafts room.

Main Bathroom



Bedroom 1



Bedroom 2



Outside

To the front and western side elevation of the house is an extremely well-presented garden with sizeable lawns together with various mature trees to include Horse Chestnuts, Monkey Puzzle, King and Queen Hollies, Copper Beech and Weeping Elm. In addition there is an adjoining walled fern garden stocked with a variety of well-established Fern, Hosta and Arisaema. There is also a vegetable garden, greenhouse and garden tool shed. Access can be taken from the front garden area via a cattle grid onto Piper Lane, which is a council adopted highway.

Please take note that stone troughs, ornamental bird baths etc are specifically excluded from the sale.

Services

All of the houses and farm buildings share a mains water supply. Each of the houses and the farm buildings have individual single phase electricity supplies. The main house has oil fired central heating with underfloor heating in the kitchen and first floor bathroom. The Cottage is heated from a Rayburn with some of the windows in the cottage benefitting from secondary double glazing. Piper Cottage is heated from the multi-fuel stove in the living room and Rayburn fitted in the kitchen. The telephone is installed in Piper Cottage and The Cottage with a third line available in the main house.

We understand that the house, The Cottage and Piper Cottage are connected to the mains sewer.

Council Tax

We understand that Westmorland and Furness Council have scheduled each of the properties as follows:

Croft House – Band D

The Cottage – Band B

Piper Cottage – Band C

Buildings

The property benefits from numerous outbuildings some of which may hold future development potential subject to any necessary planning permissions or building regulations consents that may be required for their conversion. The buildings are located to the rear elevation of the main house, The Cottage and Piper Cottage and can be described as follows:

1. Westmorland Bank Barn

Dated 1836 of sandstone construction under a slate roof comprising:

- a) Former stable. Lofted. Cobbled flooring used as general-purpose storage.
- b) Former turnip house. Lofted. Now used as workshop.
- c) Former cart shed. Lofted. Now used as a wood storage area.
- d) Former 12 stall byre. Lofted.
- e) General store.

Access to the full lofted area is taken from the rear elevation of the barn which also has two granaries accessed from each side of the raised ramp area.

2. Adjoining Former Stable Block of single-story sandstone construction under a slate roof with adjoining former dairy of sandstone construction under asbestos cement monopitch roof.

3. Adjoining Derelict Bull Pen of sandstone construction.

4. 2-Bay General Storage Building of concrete block and stone construction under a corrugated steel sheeted roof.

5. 4-Bay Former Hay Barn of timber and steel construction clad with corrugated steel sheeting, repurposed for cattle loose housing and also used as a sheep shed. Tubular steel feed barriers.

6. 4-Bay Lean-To Steel Framed Building under corrugated steel sheeted roof comprising:

- a) 4 Stables of concrete block construction.
- b) Adjoining general storage area.

7. 6-Bay Steel Framed Lean-To Building under corrugated steel sheeted roof with concrete block walls housing 6 stables/calving boxes also used as general-purpose storage area.

8. Former Silage Pit of concrete block and brick construction now used as open midden stead.

The Cottage

Attached to the main house is a two bedroomed cottage which formerly formed part of the main house. However, in the 1970's this property was made into a self-contained cottage as it remains to this day. It would be possible, subject to obtaining any necessary building regulations consents etc to re-incorporate the cottage so that it extended the accommodation in the main house. Currently the cottage provides accommodation on two floors as follows:

Front Door to Kitchen

4.34m max x 3.75m max with oil fired Rayburn in green, kitchen units and worktops. Part tiled. 1½ stainless steel sink unit with mixer tap. Laminate flooring.



Sitting Room

3.63m max x 4.37m with Harmony multi-fuel stove fitted in steel mantel piece. Granite slab hearth. Dual aspect room.

Hallway

2.80m max x 3.25m max with staircase and adjoining storeroom.

Storeroom

2.09m x 2.83m. The storeroom is located under the stairs and doubles up for use as a cloakroom.

Access to Rear Porch

Leading from the hallway is the staircase with half landing with access to shower room.

Shower Room

3.35m max x 4.43m max. Wash handbasin, WC and walk in shower cubicle. Electric shaver point.



The staircase continues to the first-floor accommodation consisting of:

Bedroom 1

4.41m x 3.44m. Loft access.



Bedroom 2

3.58m x 2.72m. Fitted cupboards.

Piper Cottage

Adjoining The Cottage is a further 3 bed cottage known as Piper Cottage. Piper Cottage was converted in the 1990's from a former Coach House and adjoining traditional farm buildings. The conversion was undertaken in a sympathetic manner incorporating many traditional design features and can be briefly described as follows:

Front Door to Hallway

Kitchen

5.49m x 3.53m. Slate flooring with underfloor heating. Rayburn 460K oil fired stove (heating underfloor heating in kitchen, hot water and radiators in the house). Free standing Habitat sink unit with double ceramic sink with built in single drainer and mixer tap. Plumbed for washing machine and dishwasher. Part tiled walls. Exposed green oak beams.



Living Room

5.44m max x 5.46m max. Oak window frames. Oak flooring, green oak beams. Clearview Vision 500 multi-fuel stove set in inglenook style fireplace with brick back set on sandstone flags. Understair cupboard.



Leading from the kitchen is a hallway with slate flooring providing access through to:

Study/Hobby Room

2.51m x 3.02m

Shower Room

1.87m x 1.72m. Porcelain tiled flooring. Part tiled walls. Shower Cubicle, WC, wash handbasin, heated towel rail and Ventaxia.

Bedroom 1

2.22m max x 3.50m max. This bedroom could be repurposed to a work from home office if so desired.

Utility Room

1.73m x 2.22m. Tiled flooring. Plumbed for washing machine (hot and cold) and vent for tumble dryer.

First Floor Accommodation

First floor accommodation is accessed via a staircase from the hallway with Velux window above.

Main Bedroom

5.05m max x 4.28m. Sloping ceiling with pitch pine exposed purlins.

Main Bathroom

3.49m max x 3.09m. 3-piece suite with tiled floor, part tiled walls and Velux window. Sloping ceiling and hot water cylinder in airing cupboard.

Bedroom 2/3

Double room. 3.25m x 4.07m max with sloping ceiling.

Outside

To the front elevation of The Cottage and Piper Cottage are small open yards. To the rear elevation of both cottages is the main former farmyard which looks onto the traditionally constructed farm buildings.

Land

Lot 1

The house, both cottages and farm buildings are offered together with an adjoining paddock and in total the area occupied by the yard, lawns and paddock extends to 2.94 acres (1.19 hectares)

Guide Price - £895,000



Lot 2

Lot 2 is a single field enclosure joining Lot 1 and extending to 1.30 acres (0.53 hectares).

Guide Price - £30,000



Lot 3

Lot 3 is a useful block of agricultural land extending to 13.09 acres (5.30 hectares) with roadside frontage.

Guide Price - £265,000



Lot 4

Lot 4 is a single field enclosure extending to 0.97 acres (0.39 hectares). It has roadside frontage along its northwest boundary. Please take note that this field has had the boundary fence between points A and B on the sale plan temporarily removed which will be replaced after exchange of contracts and prior to completion.

Guide Price - £23,000

Energy Performance Certificate (EPC)

Croft House – Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Croft House – Rear Entrance and Walled Garden



Rear Elevation



The Cottage – Band G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	

Westmorland Bank Barn and Byre



Piper Cottage – Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Modern Building Complex



General Remarks

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

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. Vacant possession will be given on completion.

Overage/Clawback Clause - Lots 2 and 4

Lot 2 and Lot 4 are to be sold subject to an overage/clawback clause. A payment of 25% of the increase in value of the property above agricultural value will be payable to the vendors if the property is put to an alternative use. The clause is to last for 25 years from the date of completion of the sale. The trigger for the overage will be on grant of planning approval or at the point of any material change of use of the property. The overage clause would not be triggered by the use of the property for equestrian purposes but would be if any part of the property was used for any type of residential or commercial use. Further details on the clause will be available from the vendors solicitors by specific request. For the avoidance of doubt Lots 1 and 3 are to be sold without overage/clawback.

Ingoings

There are to be no ingoings for any of the Lots.

Nitrate Vulnerable Zone (NVZ)

The property lies within the NVZ.

Land Use History

The land has been let out in recent years to neighbouring farmers and has been farmed for the last 20 years without the use of fertiliser or pesticides.

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.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

Purchaser Registration

As part of Government Anti-Money Laundering Regulations relating to the sale of property, we as Sole 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.

Further Photographs and Drone Footage

Additional photographs and video footage of the farmhouse, cottages, buildings and land can all be viewed on the website of the Sole Agents, www.ianritchielandagents.co.uk. From the Home page, select 'Properties for Sale' and then click on the text saying 'Croft House' which is located next to the photograph of the farmhouse. From here it is possible to view particulars, offer form, additional photographs of the property and video/drone footage.

Image Capture Dates

All of the photographs and video footage were taken during June 2024.

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 whatsoever 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 vendors reserve the right to sell the property without notice.**

Solicitors

If you require any information of a legal nature, please contact to vendors solicitors Rodney Blezard at:



Bell Park Kerridge Solicitors
Clifford Court
Parkhouse Road
Carlisle
CA3 0JG
Tel: 01228 888999
Email: rblezard@bpkcumbria.co.uk

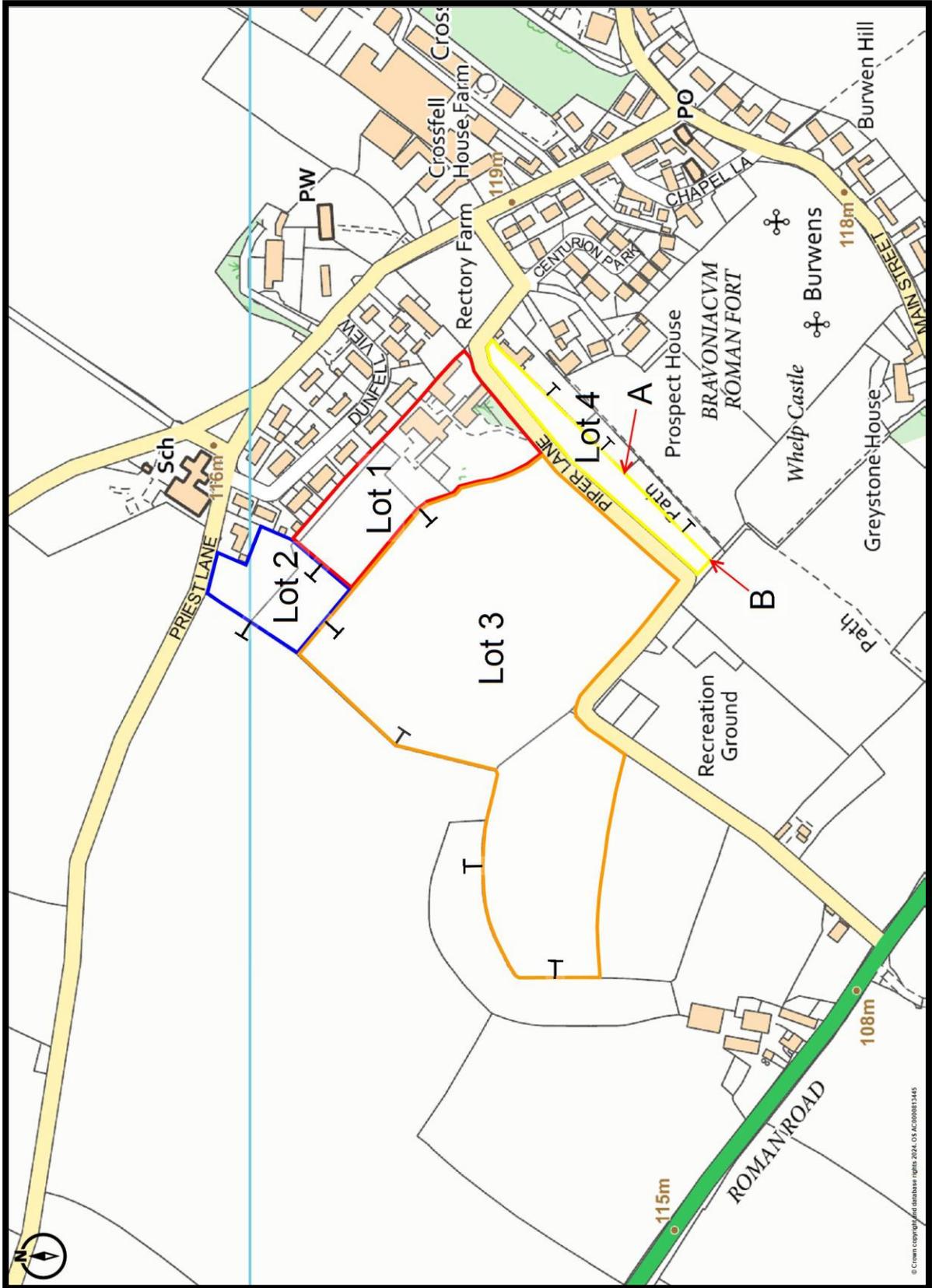
Sole Agents



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Original Particulars prepared: July 2024
Revised Particulars: February 2026
Photos taken June 2024
Video footage taken June 2024

Sale Plan



Location Plan

