



Guide Price £635,000

Particulars of sale of:

**Oakdene**

**Broadwath**

**Brampton, Cumbria CA8 9BB**

EPC Band E

# Oakdene, Broadwath, Brampton, Cumbria CA8 9BB

A BEATIFULLY PRESENTED 4 BEDROOMED SMALLHOLDING  
TOGETHER WITH OUTBUILDINGS AND PADDOCK  
EXTENDING IN TOTAL TO APPROXIMATELY  
0.60 ACRES (0.24 HA) OR THEREABOUTS.

SITUATED ON THE OUTSKIRTS OF BROADWATH  
APPROXIMATELY 1 ½ MILES SOUTH OF WARWICK BRIDGE

Junction 43 of M6 4 miles – Brampton 6 miles  
(all distances are approximate)

FOR SALE BY PRIVATE TREATY AS A WHOLE

The What3Words location for the entrance to the property is [///peeled.scarcely.tenure](https://www.what3words.com/#!/en/peeled/scarcely/tenure)

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



### Introduction / Location

Oakdene is an immaculately presented 4 bedroomed house set in its own grounds together with several substantial buildings of steel framed construction as well as a sizeable lawned area and adjoining all weather horse turnout area. The property sits adjacent to the council adopted highway with a leylandii hedge around the perimeter of the property providing privacy, together with a gated driveway enhancing the security of the property. The property lies in a rural location on the outskirts of the village of Broadwath yet lying only 1.5 miles due south of Warwick Bridge and the A69 with Junction 43 of the M6 motorway being only 4 miles to the west with the city of Carlisle just beyond. The market town of Brampton lies 6 miles to the northeast.

### Directions

Whether approaching from the east or west leave the A69 in the centre of Warwick Bridge sign posted Cumwhitton and Burnrigg. Continue for a total of 1.3 miles and the property is located on the left-hand side of the road, prior to the level crossing.

The What3Words location of the main entrance to the property is [///appealed.scarcely.tenure](#)  
The postcode if using Satnav is CA8 9BB, but please be advised that some Satnav's do not link to the correct location.

### Method of Sale

The property will be offered for sale by private treaty 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 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.

### General Description

The property has undergone major improvements by the current owners who over the last 14 years since purchasing the property have upgraded it and built the substantial range of modern buildings that lie adjacent to the house. The house is rough cast under a mixture of both slate and marley type tiled roof, together with a flat felt rooved utility room and adjoining garage.

### Summary of Property/Guide Prices

The property has a guide price of £650,000 for the house, grounds, paddock and buildings extending in total to 0.60 acres (0.24 hectares) or thereabouts.

### Viewing

Viewing 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](mailto:office@ianritchielandagents.co.uk)

## Ground Floor

### UPVC Front Door to Hallway with Staircase

7.10m max x 2.15m max. Tiled Floor. Underfloor Cupboard.

### Office

2.13m x 2.10m. Radiator. Carpet flooring.

### Dining Room

6.30m x 3.99m. A very light and spacious room with access through to Sitting Room. Radiators. Carpet flooring.

## Sitting Room

4.72m x 7.37m. A large dual aspect room giving views to the front and rear of the property. Dunsley Highlander 8 multi fuel stove with brick surround. French doors to front elevation. Radiators. Carpet flooring.



### Bathroom

2.68m x 1.86m. Jacuzzi bath with mixer tap and shower head. WC and wash handbasin. Tiled Floor. Splashback boarding. Heated towel rail.



### En-Suite Shower Room

1.82 x 1.84m. Wash handbasin with built in vanity unit, WC and separate corner electric shower. Radiator. Vinyl Flooring.



### Living Room

3.49m x 3.31m max. This room could also be used as a playroom, study or a further bedroom.



### Kitchen

5.71m x 2.80m. Modern wall and floor units with matching worktops and splash backs. 2 adjoining Lamona ovens with Lamona halogen hob and extractor fan. Integrated dishwasher. Lamona 1½ sink unit with single drainer and mixer taps. Radiator. Tiled Flooring.



### Bedroom 1

3.92m max x 3.73m. A double room with fitted wardrobe and walk-in cupboard. Radiator. Carpet flooring.



### Side Entrance Hall

Upvc Door. Fitted cupboard. Tiled flooring.

### Utility Room

1.84m x 3.15m. Lamona single sink and drainer with mixer tap. Matching worktops and splash backs. Plumbed for washing machine. Airing Cupboard. Tiled flooring.

### Side Door to Double Garage

3.06m x 9.93m. Under flat felt roof. Plumbed for washing machine.

### First Floor

Access to the first floor is taken via staircase from the hallway. The first-floor accommodation comprises:

### Bedroom 2

2.67m x 3.92m. Fitted cupboard. Walk in cupboard. Radiator. Carpet flooring.



### Bedroom 3

2.81m x 3.61m. Fitted cupboards. Loft access. Radiator. Carpet flooring.



### Family Shower Room

2.72m x 2.03m. Wash handbasin with built in vanity unit, WC and cubicle electric shower. Velux window. Vinyl flooring.



### Bedroom 4

3.30m x 3.49m. Fitted cupboard. Radiator. Carpet flooring. Access through to: Dressing room 1.85m x 2.45m with fitted cupboards. Access to roof loft roof space.



### Dressing Room



### Outside

To the front of the property:

**A large lawned area** together with an **all-weather turnout area** for a horse/pony.

**Concrete yard.**

**Car Port** 14.57m x 5.21m. Steel portal framed with box profile side cladding and mono pitch roof, concrete floor.

**Timber Framed Double Dog Kennel**

**Patio Area**

To the rear of the property:

**Substantial yard/hard standing.**

**Lawned area** with duck/hen pens and goat paddock.

**Greenhouse and Potting Shed** of glass and timber construction.

**Raised Flower/vegetable beds**

**3-Bay Steel Framed Sheep Shed/Storage** 13.80m x 12.68m with concrete floor and box profile steel sheet side cladding and roof comprising:

- Livestock loose house area used as sheep shed.
- 2 Stables
- Mezzanine Loft

**Adjoining Tractor Shed** 8.97m x 6.37m. Timber and steel framed construction, box profile side cladding and roof (non-drip). Concrete floor.

**Adjoining General Store** 6.38m x 2.61. Timber and steel framed construction, box profile side cladding and roof. Concrete floor. Part lofted.

### Services

The property is served by a mains single phase electricity supply, mains water supply and has septic tank drainage. Please note that no formal investigation has been carried out as to the operation of the septic tank. This may not meet current General Binding Rules 2020 and the property is being sold on this basis. Prospective purchasers should make their own enquiries. The property also benefits from uPVC double glazed units throughout and has oil fired central heating. The telephone is installed subject to British Telecommunications Regulations.

### Council Tax

We understand that Cumberland Council has scheduled the property as lying within Band E.

### General Remarks

#### Tenure

We understand that the title of the property is freehold. The property 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.

#### Ingoings

There are to be no other ingoing claims effecting the property.

#### 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.

#### 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.

#### Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

### Further Photographs and Drone Footage

Additional photographs, drone footage and videos of the house, buildings and land can all be viewed on the website of the Sole Agents, [www.ianritchielandagents.co.uk](http://www.ianritchielandagents.co.uk).

From the Home page, select 'Property for Sale' and then click on the text saying 'Oakdene' which is located to the right of the photograph of the house. 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 February 2025.

### 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 the vendors solicitors Natalie Maxwell at:



Butterworths Solicitors  
24 Lowther Street  
Carlisle  
Cumbria  
CA3 8DA  
Tel: 01228 593939  
Email: [natalie.maxwell@butterworths-solicitors.co.uk](mailto:natalie.maxwell@butterworths-solicitors.co.uk)

### Sole Agents



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Particulars prepared: February 2025  
Photos taken February 2025  
Video footage taken February 2025

# Sale Plan

