



Guide Price £1,500,000

Particulars of sale of:

Birkmire Farm
Ireby, Wigton, Cumbria
CA7 1EJ
EPC Band F

Birkmire Farm, Ireby, Wigton

Cumbria CA7 1EJ

AN EXTREMELY WELL-PRESENTED
MIXED LIVESTOCK FARM
WITH 4 BEDROOMED FARMHOUSE
RANGE OF BOTH TRADITIONAL AND MODERN BUILDINGS
AND LAND IN A RING FENCE

Carlisle 16 miles – Cockermouth 13 miles – M6 Junction 41 Penrith 19 miles
(all distances are approximate)

Extending as a Whole to approximately 103.60 acres (41.93 hectares) or thereabouts
The What3Words location of the land is [///inviting.often.extension](https://www.what3words.com/inviting.often.extension)

FOR SALE IN 2 LOTS OR AS A WHOLE

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



Introduction / Location:

Birkmire Farm is situated to the eastern flanks of the quaint village of Ireby with the Lake District National Park to the south of the steading.

Directions:

Please refer to the attached location plan.
The postcode if using satnav is CA7 1EJ, but please be aware that not all satnavs will identify the correct location.

The What3words location of the entrance to the farmyard at Birkmire Farm (Lot 1) is:
///inviting.often.extension

Viewing

Viewing of Lot 1 (farmhouse, buildings and land) is to be strictly by appointment 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.

The Sole Agents may decide to hold viewing days for the property which will be advertised in advance.

Lot 2 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 2 Lots or as a whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd.
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

Lot 1 - Guide Price - £1,050,000

Consisting of a 4 bedroomed farmhouse, a range of traditional and modern buildings together with land extending in total to 55.78 acres (22.58 ha) or thereabouts.

Lot 2 - Guide Price - £450,000

Land adjoining Lot 1 extending to 47.82 acres (19.35 ha) or thereabouts.

Guide Price as a Whole extending to 103.60 acres (41.93 ha): £1,500,000

Lots 1 and 2



Lot 1



Lot 2



Lot 1 – Farmhouse, buildings and land

The farmhouse at Birkmire Farm provides spacious living accommodation on two floors briefly consisting of a sizeable hall, large living room with open fire and dining area, extremely well-appointed farmhouse kitchen, office, downstairs WC and utility room. On the first floor are 4 large bedrooms, 1 of which has an en-suite shower room, main family bathroom and a galleried landing.

The house has ample parking in the concrete farmyard to the front elevation of the house with a sheltered, well-presented garden and lawned area to the rear.

The farm buildings are of both traditional and modern construction, with the traditional range adjoining the farmhouse and the modern buildings conveniently situated in an elevated position to the immediate west of the traditional farmyard with the agricultural land of Lot 1 running on from the farm buildings, with Lot 2 adjoining the land on Lot 1 to the south.

The main part of Lot 1 to include the farmhouse, farmyard and the majority of the land are located outside of the Lake District National Park, with parts of field numbers 13 and 14 and the whole of Lot 2 lying in the National Park.



Ground Floor

Main Entrance Door to Hallway

5.26m x 2.58m.

Living Room with adjoining Dining Room

9.05m x 4.36m with open fire and dressed freestone surround with wooden mantle. The fire is fitted with a back boiler which heats the hot water together with downstairs radiators and the radiator in the first-floor family bathroom.

Office

3.68m max x 2.60m max with understair cupboard.

Kitchen

4.91m x 4.04m. Fitted kitchen by Cumbria Kitchens with limed oak wall and floor kitchen units. 1½ acrylic type sink with mixer tap. Integrated NEFF double oven with grill. Integrated Belling 4 plate hob. Extractor hood. Part tiled walls. Dishwasher. UPVC backdoor to garden. Tiled floor with electric underfloor heating.



Side Entrance Hallway to Front Elevation

2.09m x 0.95m with access to:
Utility Room 2.10m x 2.41m. Stainless steel sink unit with single drainer. Plumbed for washing machine. Fitted wall units. Mains electricity 60amp supply. Lino flooring.

Toilet and Boiler Room. 2.10m x 1.49m. WC and oil-fired Trianco Redfyre Boiler heating hotwater and radiators.

First Floor

Access to the first floor is taken from the main hallway to a galleried landing 5.75m x 3.89m max. Loft hatch.



Bedroom 1

Large Double Room. 5.14m x 4.02m. With en-suite shower room 3.72m x 2.19m with Mira electric shower, pedestal wash handbasin, WC and bidet. Part tiled walls. Walk in airing cupboard with hot water cylinder fitted with electric immersion heater. Loft access.



Bedroom 2

Double Room. 3.32m x 4.34m. Fitted wardrobe and storage unit.

Family Bathroom

3.11m x 2.74m with bath, WC, wash handbasin with splashback and separate electric shower. Lino floor.

Bedroom 3

Double Room. 4.43m x 2.98m.

Bedroom 4

Twin Room. 3.34m x 2.56m.

Outside

To the front elevation of the farmhouse is part of the concreted farmyard together with carparking area. To the rear of the farmhouse is a well-presented garden with a lawned area, herbaceous borders, Hosta's, a raised patio area, fishpond and pathway to greenhouse.

Services

The property benefits from a mains water supply and mains electricity. The telephone is fitted subject to British Telecommunications Regulations. The house is fitted with oil fired central heating and also back boiler in open fire. Double glazed units are fitted with a mixture of UPVC and hardwood frames. Drainage is to septic tank with a Klargestar system. 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.

Council Tax

We understand that Cumberland Council (Allerdale) has scheduled the property as lying within Band D.

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		
21-38	F	33 F	
1-20	G		

Buildings

The farm buildings are of both traditional and modern construction. The traditional buildings are situated adjacent to and adjoining the farmhouse with the modern buildings being conveniently located to the west of the original farmyard. They can be described as follows:

Stone Barn under a slate roof attached to the eastern gable end of the farmhouse comprising:

- Former Byre for 12, now used for general purpose storage. Lofted.
- Workshop. Lofted.
- Former Threshing Barn with cake hopper.
- Adjoining Loose Box. Lofted, with lofted area used as a bothy.
- Coal House/Log Shed.

Lean-To Cattle Loose Box under asbestos cement monopitch roof

Outdoor Sheep Pens

Nissen Hut used as machinery shed.

Nissen Hut used for lambing ewes and for general purpose storage.

Single Story Traditional Building of stone construction under a slate roof comprising:

- Cart Shed.
- Loose Box.

Former Meal House of brick construction under asbestos cement roof attached to western gable of house.

Boythorpe Cropstore Grain Tower



The remaining buildings are situated to the west of the original farmyard and comprise:

Former Milk Cooling House of brick construction under asbestos cement roof.

Former Byre for 34 of brick construction under asbestos and fibre cement roof used for general purpose storage and also part used for cattle loose housing.

Hard Standing Area for round bale storage.

4-Bay Dutch Barn used for the storage of crop and machinery and also for the loose housing of cattle with outside feeding yard and open midden stead.

Full Length 4-Bay Lean-To Steel Framed Cattle Loose House split into 3 pens with raised feed trough and hayrack. Concrete block walls, asbestos cement roof.

Collinson 11.7m³ Cake Storage Tower Approximate capacity 6 tonnes.

5-Bay Cubicle Shed of steel portal framed construction providing accommodation for 53. 34 of the cubicles are removable. The building is part slatted with slurry store underneath, is of concrete block wall construction, is clad with a mixture of box profile and ventair box profile cladding under fibre cement roof.

Outdoor Feeding Yard

4-Bay General Purpose Crop/Machinery Shed of steel portal framed construction with stone floor, fibre cement roof and box profile steel sheet cladding.

4-Bay Cattle Loose House with feed passage of steel portal framed construction with concrete block walls, fibre cement roof and box profile cladding.

Please note: Any agricultural machinery within the buildings is specifically excluded from the sale and will be removed prior to completion of sale.



Land

Lot 1

The land on Lot 1 together with the area occupied by the farmyard extends in total to approximately 55.78 acres (22.58 ha) or thereabouts to include various areas of predominately broadleaved woodland and agricultural land which is all sown down to a permanent long term seed mix. The land is well presented and is in good heart and lies at approximately 140m to 150m above sea level and is watered by a mixture of mains and natural supplies.

Guide Price - £1,050,000

LOT 1	Ha	Ac
1 Farmyard	0.55 (est)	1.36 (est)
2	0.24 (est)	0.59 (est)
3	1.57	3.88
4	1.00	2.47
5	0.71	1.75
6	0.23	0.57
7	1.64	4.05
8	1.70	4.20
9	2.44	6.03
10	1.45	3.58
11	3.27	8.08
12	2.95	7.29
11a Wood/Bank	0.22 (est)	0.54 (est)
13	1.75	4.32
14	2.86	7.07
TOTAL	22.58	55.78



Lot 2

Lot 2 is a block of good quality grazing and mowing land extending to 47.82 acres (19.35 ha) or thereabouts. Lot 2 adjoins Lot 1 and also has roadside frontage onto the public highway along part of its northeastern boundary. The Lot is in good heart and benefits from mains and natural water supplies. All of Lot 2 is located within the Lake District National Park and lies approximately 150m to 200m above sea level. Field numbers 21 and 22 have a right of way through them for a neighbouring farmer to gain access to his land. The approximate route is marked on the sale plan A-B-C.

Guide Price - £450,000

LOT 2	Ha	Ac
15	2.05	5.07
16	3.25	8.03
17	2.33	5.76
18	2.44	6.03
19	1.13	2.79
20	4.22	10.43
21	2.25	5.56
22	1.68	4.15
TOTAL	19.35	47.82



General Remarks

Tenure

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

Fell Rights

Birkmire Farm has Fell Rights registered on Aughertree Common. These Fell Rights are not used. An apportionment of the Fell Rights will be prepared, and further details will be made available by specific request.

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

Lot 1 will have the following ingoings:

- a) Round Bale Silage made 2026.
- b) Over Year Round Bale Silage made 2025.
- c) Over Year Round Bale Hay made 2025.

All of the above are to be taken over at valuation calculated by the Sole Agents and their decisions will be final and binding on all parties.

There are to be no ingoing claims affecting Lot 2.

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 selling 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, buildings and land can all be viewed on the website of the Sole Agents, www.ianritchielandagents.co.uk.

From the Home page, select 'Property for Sale' and then click on the text saying 'Birkmire Farm' 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 May 2026.

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 Andrew Barnard at:

atkinson ritson

SOLICITORS

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Wigton
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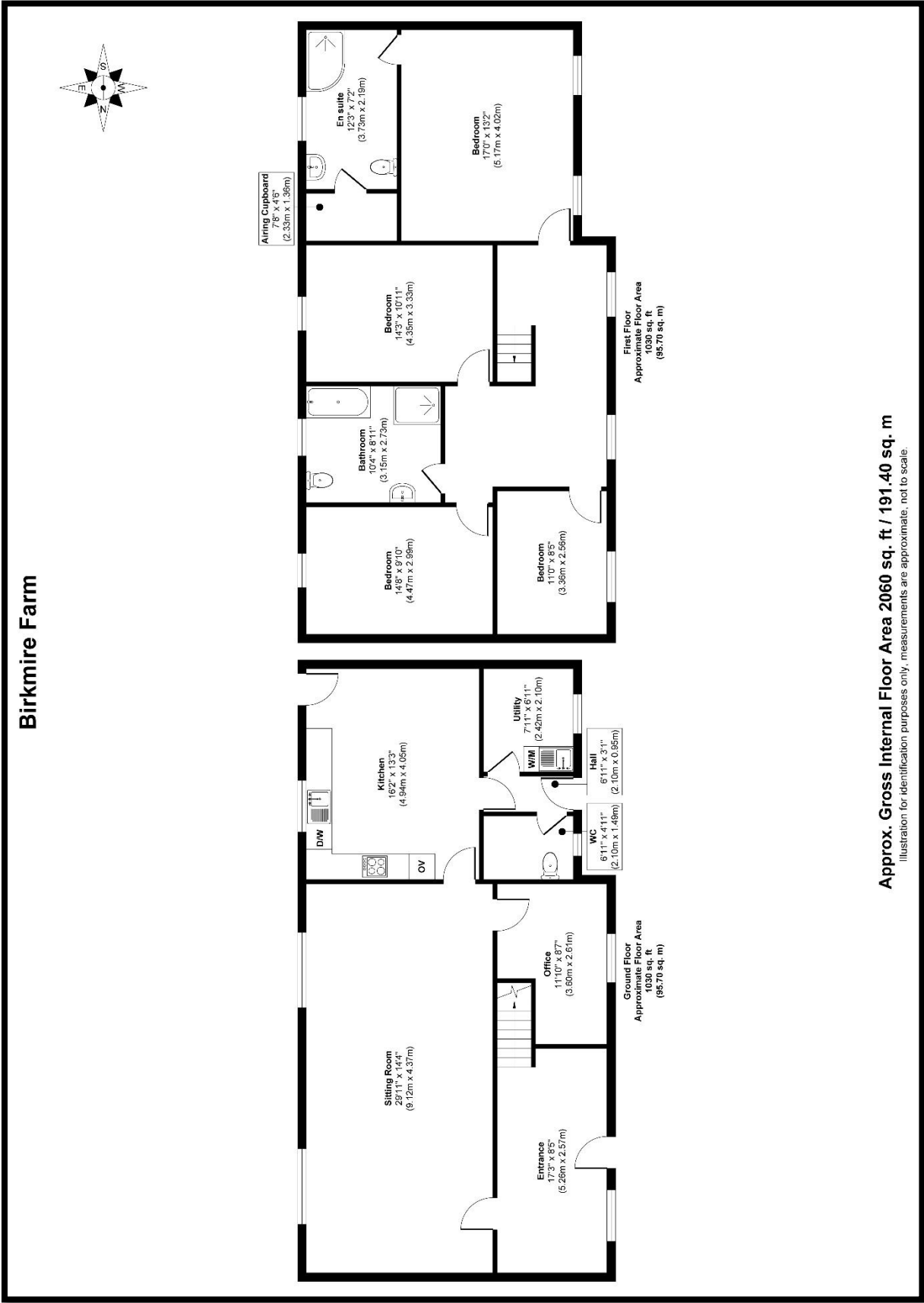
Sole Agents



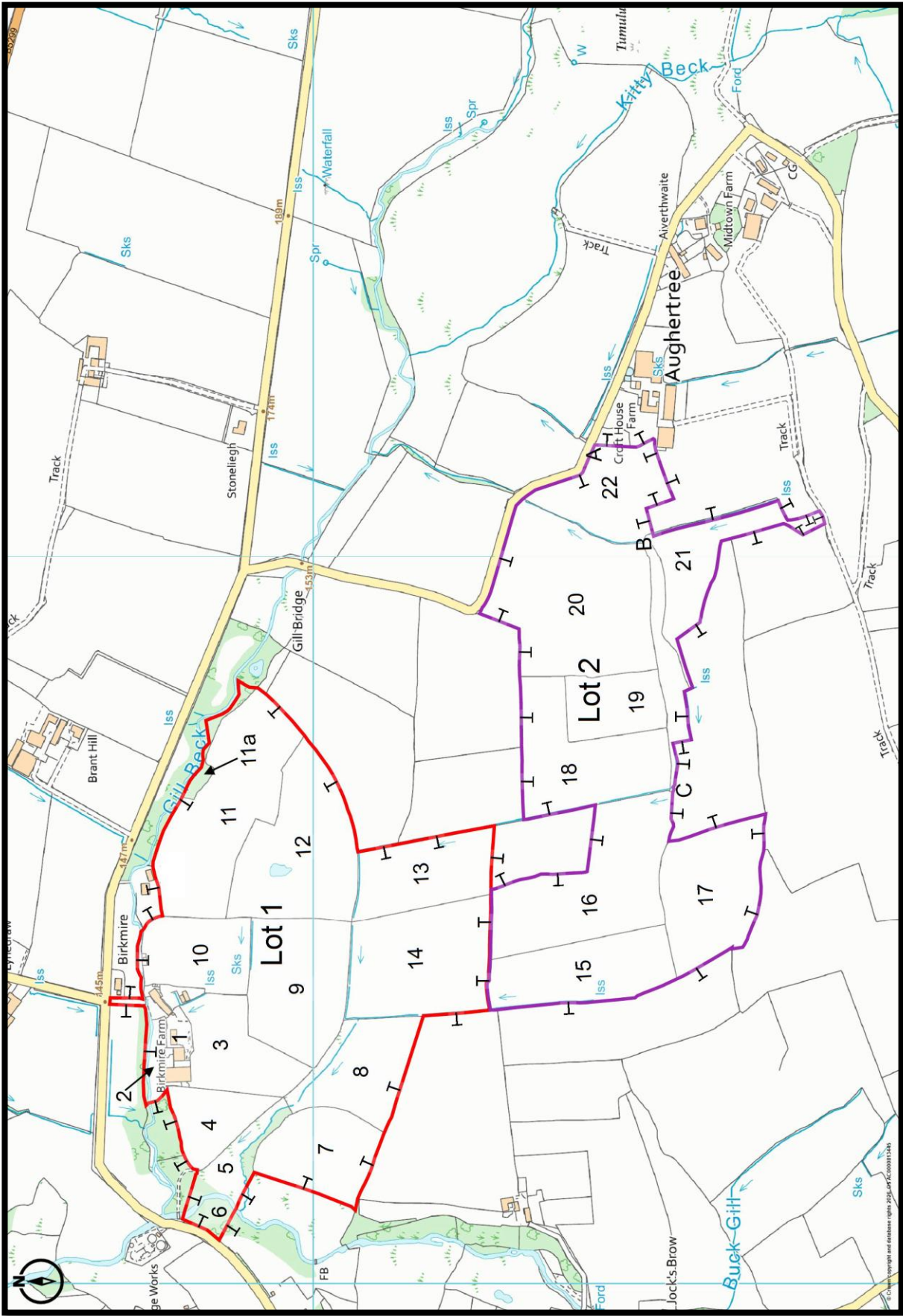
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Particulars prepared: June 2026
Photos taken May 2026
Drone footage taken May 2026

Floor Plan



Sale Plan



The map shows the proposed B5299 road route from Boltongate to Caldbeck. The route starts at Boltongate, goes south through Birkmire, and then east towards Caldbeck. The map includes contour lines, water features, and various landmarks. A red 'X' marks the location of Birkmire. Key locations labeled include Boltongate, Birkmire, Ireby, and Caldbeck. The proposed road route is highlighted in orange.