



Particulars of sale of:

Wythmoor House
Stockdalewath, Carlisle,
Cumbria
CA5 7DN

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Lot 1 is an extremely well-presented 4 bedroomed Grade II Listed farmhouse with two adjoining holiday letting cottages and salon and a further range of traditional and modern farm buildings, hard standing and paddock extending as a single lot to 2.33 acres (0.94 ha) or thereabouts

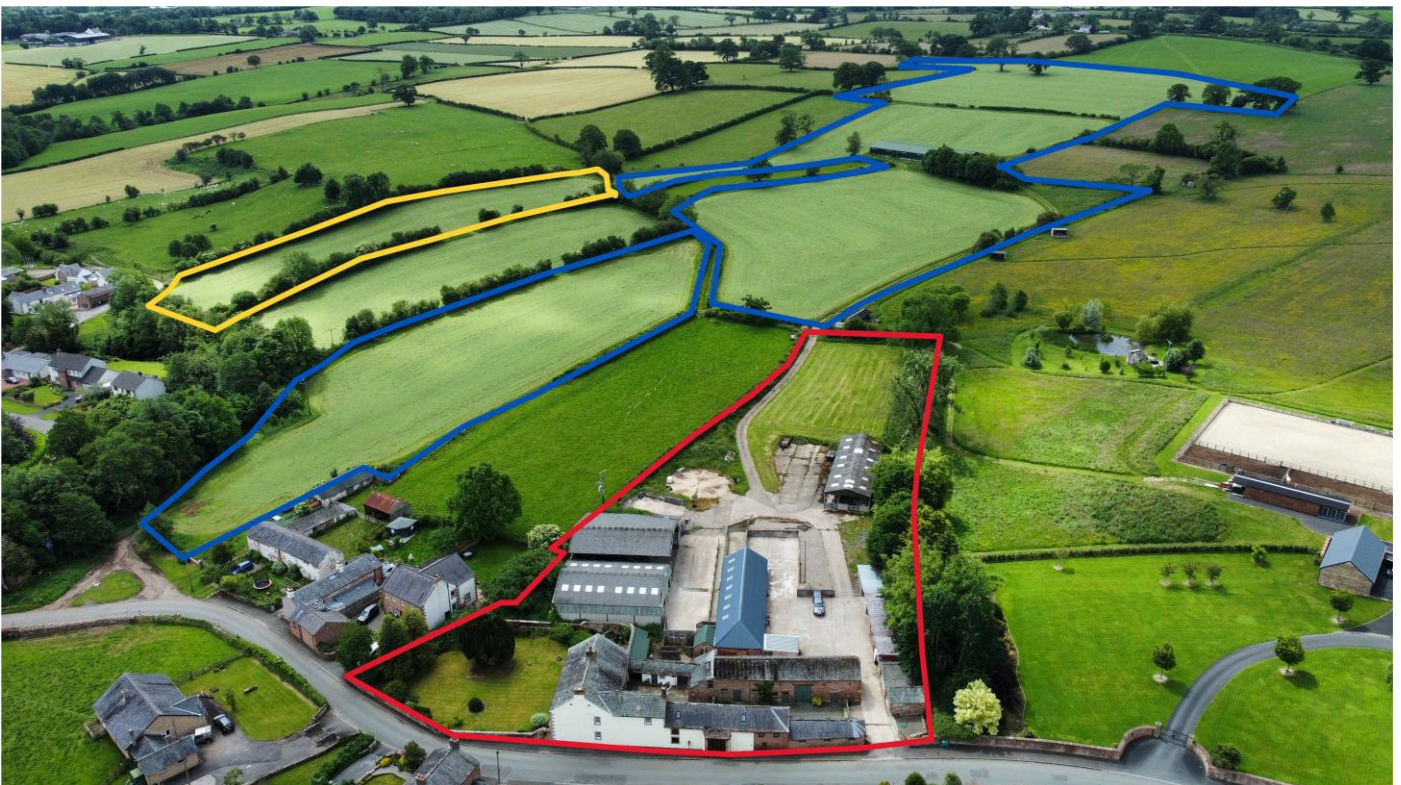
Lots 2 to 5 are various parcels of additional agricultural land and woodland, in 4 separate Lots extending in total to 47.05 acres (19.04 hectares) are also available

◆ M6 Junction 42, Carlisle 8 miles ◆ M6 Junction 40, Penrith 14 miles
(all distances are approximate)

The What3Words location of the access to Lot 1 is [///variation.freedom.innovate](https://www.what3words.com/variation.freedom.innovate)

**FOR SALE BY PRIVATE TREATY
IN 5 LOTS, A COMBINATION OF 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:

Located in the picturesque village of Stockdalewath, Wythmoor House presents a rare opportunity to purchase a superbly presented period farmhouse together with holiday letting cottages and salon providing an alternative income stream. Lotted together with agricultural buildings and land this property provides a rare opportunity to own a substantial rural property within easy reach of the historic City of Carlisle, the market town of Penrith and picturesque village of Dalston.

Directions:

Please refer to the attached plan. The postcode if using satnav is CA5 7DN, but please be aware that not all satnavs will identify the correct location.

The What3words location of the entrance to the farmyard at Wythmoor House (Lot 1) is: [///variation.freedom.innovate](https://www.what3words.com/variation.freedom.innovate)

Viewing

Viewing of Lot 1 (farmhouse, holiday cottages, salon, 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.

Lots 2, 3, 4 and 5 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 5 Lots, any combination of 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 - £1,065,000

Consisting of a Grade II Listed 4 bedroomed farmhouse, two holiday cottages, salon, a range of traditional and modern buildings together with paddock extending in total to 2.33 acres (0.94 ha) or thereabouts as a Whole.

Lot 2 - Guide Price - £340,000

Land and 11-bay building extending to 24.37 acres (9.86 ha) or thereabouts.

Lot 3 - Guide Price - £45,000

A single field enclosure extending to 2.99 acres (1.21 ha) or thereabouts.

Lot 4 - Guide Price - £170,000

Land and woodland extending to 16.87 acres (6.83 ha) or thereabouts.

Lot 5 - Guide Price - £45,000

A single field enclosure extending to 2.82 acres (1.14 ha) or thereabouts.

Property as a Whole £1,665,000

Lot 1 – Farmhouse, Holiday Letting Units, Salon, Buildings and Land

This 4 bedroomed Grade II Listed farmhouse is exceptionally well presented, has its own private front garden, two adjoining holiday letting cottages, salon and extensive range of agricultural buildings some with possible planning potential.

It has a hard standing area and paddock to the rear elevation of the farmyard. In total Lot 1 extends to 2.33 acres (0.94 ha) or thereabouts and would be suitable for a family wishing to live in idyllic rural surroundings benefitting from a property that generates its own income stream.

The farmhouse, holiday letting units and salon are heated via a biomass pellet boiler which benefits from payments from the Government funded Renewable Heat Incentive (RHI) Scheme with approximately 7 years left to run.

Lots 1, 2 and 3



Lot 1



Wythmoor House – Rear Elevation



Wythmoor House – Rear Elevation



Wythmoor House

Ground Floor

Front Door to Living Room

4.66m max x 4.20m. Open fire with cast surround. Carpet Flooring.

Sitting Room

4.19m x 3.70m max. Feature fireplace. Carpet flooring.



Understairs Cupboard

Laundry/Airing Room

2.62m max x 3.35m max with hot water cylinder.

Walk in Pantry

3.36m x 2.11m with stone sconces.

Kitchen/Dining Area

4.36m x 6.94m max. Large open plan full height kitchen/dining area, with modern fitted units, sink unit with mixer tap and worktops with matching splash backs. Integrated appliances to include dishwasher, wine fridge, oven, electric 4 plate induction hob. Exposed beams. Tiled floor. Woodburning stove and original fitted cupboards.

Rear Porch with WC

Flat felt roof.

Living Room



Kitchen



Kitchen/Dining Area



First Floor of Wythmoor House

Family Bathroom

2.75m x 3.36m with modern 3-piece suite in white to include bath, WC, wash handbasin with cupboard below, separate corner shower cubicle. Vinyl flooring.

Bedroom 1

Double Room. 3.87m max x 4.19m.

Bedroom 2

Double Room. 4.54m max x 4.19m. Fitted wardrobe and storage unit

Bedroom 3

Double Room. 3.37m x 2.38m.

Hobby/Craft Room

2.27m x 4.45m with access through to:

Former Granary now converted to guest room, comprising:

Dressing Room with sink and fitted wardrobes. 2.93m x 1.40m.

Through to Bedroom 4/Guest Room

4.69m max x 4.43m max. Access to this room can also be taken from the rear elevation of the house via the original sandstone granary steps.

Family Bathroom



Bedroom 1



Bedroom 4/Guest Room



Outside

To the front elevation of the farmhouse is a lovely secluded walled garden consisting of lawned areas together with flower beds and covered seating area. Sandstone flagged pathways.

To the rear elevation is a courtyard with sandstone flagged seating area, sandstone granary steps up to the guest room and various general-purpose buildings described later in these particulars.

Services

The farmhouse benefits from a mains water supply and mains electricity. The telephone is fitted subject to British Telecommunications Regulations. The farmhouse is heated from a biomass pellet boiler which is also shared with and provides heating in both holiday cottages and the salon. The property drains to a treatment plant which serves the main house, the two holiday cottages and the salon. The treatment plant was fitted in 2015. This may not meet current General Binding Rules 2020 and the property is being sold on this basis. The farmhouse is single glazed due to its Listed Building Status.

Council Tax

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

Wythmoor House – Front Elevation



Walled Garden Area



Rear Elevation



Holiday Cottages

Adjoining the farmhouse to the northwestern gable end are the two holiday letting units and salon which share the main access into the farmyard. The holiday cottages and salon have been converted from former traditionally constructed farm buildings and now provide an extremely useful income stream to the property. The details are as follows:

Holiday Cottage 1 known as The Meal House

A two bed roomed cottage with the following accommodation:

Ground Floor

Entrance Door to: Open Plan Lounge/ Kitchen/Diner

6.52m max x 5.34m max. This full height room is light and airy with exposed beams in the ceiling. It benefits from laminate flooring and a modern fitted kitchen with integrated appliances to include fridge, microwave, oven, electric 4 plate induction hob and extractor fan. Stainless steel sink unit with mixer tap and single drainer. Underfloor heating.

Shower Room

2.04m x 1.80m. Laminate floor. Shower cubicle, wash handbasin and WC. Heated towel rail.

Bedroom 1

2.88m x 2.96m. Twin room with understair cupboard housing central heating manifold and hot water cylinder with electric immersion heater.

First Floor Accommodation

Bedroom 2

Double Room. 3.01m x 2.95m. Sloping ceiling and Velux window. Access to box room/storage room.

Services

The Meal House has a mains water supply with its own separate meter, is fitted with double glazed units and shares its electricity supply with the rest of Lot 1. Central heating is provided from the main biomass pellet boiler with radiators in the bedrooms and underfloor heating in the main ground floor.

The Meal House – Kitchen/Diner



Kitchen/Diner



Bedroom 2



Holiday Cottage 2 known as Tom Croft

A one bedroomed cottage with the following accommodation:

Ground Floor

Access Door to Living Room.

3.33m x 4.09m. Laminate floor.

Understair Cupboard

Kitchen/Diner

4.10m x 2.54m. Laminate flooring. Fitted kitchen with integrated appliances to include fridge, oven, microwave. Electric 4 ring induction hob with extractor fan above. Stainless steel sink unit with single drainer and mixer tap.

First Floor Accommodation has exposed beams and comprises:

Bedroom 1

Large Double. 4.19m max x 4.13m max.

Shower Room

2.29m x 2.58m with wash handbasin, WC, shower and heated towel rail.

Landing with fitted cupboards.

Services

Tom Croft has central heating from the main biomass pellet boiler, is double glazed and has a metered mains water supply which is shared with the salon.

Tom Croft – Living Room



Kitchen



Bedroom



Holiday Cottages

Outside

To the rear elevation of the holiday cottages and the salon is a gravelled area with sandstone flagged path and seating area.



Business Rates

Both holiday cottages and the salon are registered for business rates but qualify for small business rates relief and therefore no charges are levied currently.

Salon

Adjoining the northwestern gable of the second holiday cottage is a single story former traditional farm building of sandstone construction under a slate roof which has been fully converted and is currently used as a beauty salon. Accommodation within the salon can be described as follows:

Entrance Hall

1.72m x 2.58. Fitted kitchen unit with stainless steel sink unit and single drainer with mixer tap. Under counter water heater. Engineered oak flooring.

Toilet

2.55m max x 1.45m max. WC and handbasin. Engineered oak flooring.

Treatment Room

7.64m x 4.12m max. Engineered oak flooring.

Services

The salon has central heating from the main biomass pellet boiler. Hot water is provided from an electric under counter water heater. It has a mains water supply shared with Tom Croft and the electricity is shared with the rest of Lot 1.



Buildings

The farm buildings are of both traditional and modern construction. The traditional buildings are situated adjacent to and adjoining the farmhouse (as are the holiday cottages and salon which are described earlier in these particulars) with the modern buildings being conveniently located to the rear of the original farmyard. They can be described as follows:

Former Stable Block of stone construction attached to southwestern elevation of house. Lofted. Used for general purpose storage. This building may be suitable to be used to extend the accommodation in the main farmhouse subject to any planning permissions or consents that would be required.

L-Shaped Single Story Sandstone Range under a slate roof comprising:

- a) Potting shed.
- b) Workshop and housing PTO driven generator.
- c) Coal Shed.
- d) General storage area.
- e) Biomass boiler room with main water storage tank.

Further Traditionally Constructed Sandstone Building under asbestos cement roof comprising:

- a) Biomass pellet storage silo shed.
- b) General store.
- c) Loose box.
- d) Former threshing barn/hay barn.

Two Adjoining Cattle Loose Boxes of predominantly sandstone construction under a slate roof.

5-Bay Building of timber framed and concrete block construction under monopitch corrugated steel sheet roof. The former livestock building is now used as a carport and is fitted with an EV charger.

Byre of brick construction under corrugated steel sheet roof.

Two Adjoining Sheds of sandstone construction under box profile monopitch roof used for the storage of firewood.

Sandstone Constructed Former Bull Shed under box profile roof with adjoining outdoor pen.

Former Byre of brick construction under corrugated steel sheet roof which has recently been used to host a family wedding, now being used for general purpose storage.

Former Cooling House of brick construction under box profile steel sheet roof used as laundry room for holiday letting units.

4-Bay Cubicle Shed of steel portal framed construction under fibre cement roof with concrete block walls. 2 Scraper Passages. 4 rows of cubicles providing accommodation for 64.



4-Bay Silage Pit of steel portal framed construction with shuttered concrete walls and fibre cement roof.

Lean-To Cattle Loose House. 4 Bays concrete block walls, fibre cement monopitch roof.

Concrete Yards

6-Bay Galvanised Steel Portal Framed Former Cubicle Shed and Cattle Loose House now used for general purpose storage. Fibre cement roof. Part clad with box profile steel sheeting.



Beyond the farm buildings to the south west is an adjoining paddock currently sown down to grass. The Whole of Lot 1 to include the farmyard and paddock extends to 2.33 acres (0.94 ha) or thereabouts.

Land - Lot 2

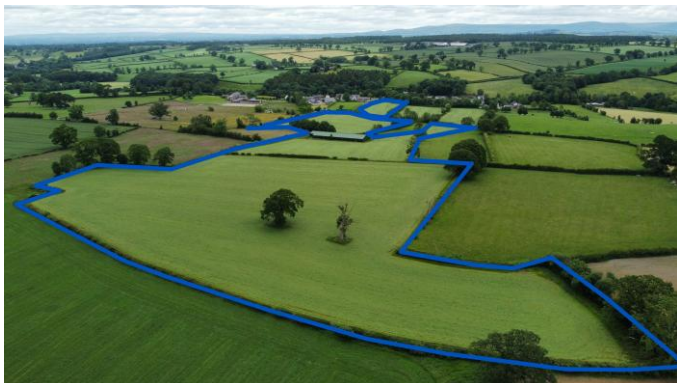
The land on Lot 2 extends in total to approximately 24.37 acres (9.86 ha) or thereabouts to include a steel portal framed 11-bay building with adjoining single bay building. The main shed measures approximately 49.50m x 18.30m with a box profile insulated roof. The adjoining shed measures 12m x 4.50m and has a box profile roof. Both buildings have concrete block walls and box profile steel sheet cladding. The Lot is currently sown down to grass and has a mains water supply, and a shared mains 3 phase electricity supply is laid into the building. Please refer to separate paragraph headed 'Water Supplies and Electricity Supplies' found later in these particulars for further details. If the Lot is sold separately from Lot 1 access to the Lot will be taken from the north eastern corner of field number 2 shown on the sale plan and not through Lot 1.

The What3words location to Lot 2 is:
///cocoons.beaten.values

Guide Price - £340,000

LOT 2	Ha	Ac
2	1.14	2.82
3	4.46	11.02
4	4.26	10.53
TOTAL	9.86	24.37

Lot 2



Lot 2 – Shed



Land - Lot 3

Lot 3 is a single field enclosure extending to approximately 2.99 acres (1.21 ha) or thereabouts. The field is currently sown down to grass and has its own mains water supply which is subject to the standard United Utilities trough charge rate.

The What3words location to Lot 3 is:
///skins.deranged.cropping

Guide Price - £45,000

LOT 3	Ha	Ac
5	1.21	2.99
TOTAL	1.21	2.99

Lot 3



Lot 3



Lot 3



Land

Lot 4

The land on Lot 4 extends as a whole to 16.87 acres (6.83 ha) or thereabouts. Of this total acreage approximately 3.21 acres (1.30 ha) consists of predominantly broadleaved woodland, 0.17 acres (0.07 ha) consists of a nature conservation area, and the remaining 13.49 acres (5.46 ha) consists of grassland. In the northwestern corner of field 8 is a cattle loading pen. The Lot benefits from mains water supplies.

The What3words location to Lot 4 is:
///condensed.managers.brush

Guide Price - £170,000

LOT 4	Ha	Ac
6	2.48	6.13
7	1.30	3.21
Woodland		
8	2.98	7.36
9	0.07	0.17
Nature Area		
TOTAL	6.83	16.87

Lot 4



Lot 4



Land

Lot 5

Lot 5 is a single field enclosure of 2.82 acres (1.14 ha) or thereabouts, with roadside frontage along its western boundary. The field is sown down to grass and benefits from a metered mains water supply.

The What3words location to Lot 5 is:
///retain.soothing.ambushed

Guide Price - £45,000

LOT 5	Ha	Ac
10	1.14	2.82
TOTAL	1.14	2.82

Lot 5



Lot 5



Lot 5



General Remarks

Tenure

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

Water Supplies and Electricity Supplies Lot 1 and Lot 2.

Currently Lot 1 and Lot 2 share electricity and water supplies. If Lots 1 and 2 are sold to the same purchaser no alterations to either supply will be undertaken.

However, if Lot 1 and Lot 2 are sold to separate purchasers the electricity supply to Lot 2 will be disconnected from Lot 1 by the vendor and the Lot will be sold without a mains electricity supply.

Currently the water supply to the shed and one trough on Lot 2 are shared with Lot 1. Lot 2 also benefits from a separate standalone mains water supply located in field 4. If Lots 1 and 2 are sold separately the vendor will disconnect the shared water supply from Lot 1 and the purchaser of Lot 2 will be able to reconnect the existing water pipes to the standalone mains water supply in field 4.

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 ingoing claims.

Overage/Clawback Clause

All Lots are to be sold subject to an overage/clawback clause. A payment of 15% of the increase in value of the property above its existing value will be payable to the vendors if the property is put to an alternative use. The clause is to last for 20 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.

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, holiday cottages, salon, 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 'Wythmoor 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 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 to vendors solicitors Mark Jackson at:



Cartmell Shepherd Solicitors
Montgomery Way
Rosehill
Carlisle
CA1 2RW
Tel: 01228 514077
Email: mark.jackson@cartmells.co.uk

Sole Agents



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Particulars prepared: June 2026
Photos and drone footage taken June 2026

Sale Plan

