REF: V4

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Guide Price £899,950

Particulars of sale of:

Wythmoor House

Stockdalewath

Carlisle, Cumbria

CA5 7DN

Wythmoor House, Stockdalewath, Carlisle
Cumbria CA5 7DN

Wythmoor House is a 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

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

The What3Words location of the access to Wythmoor House is ///variation.freedom.innovate

FOR SALE BY PRIVATE TREATY 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 well 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 is:
///variation.freedom.innovate

Viewing

Viewing of Wythmoor House (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.

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. **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 Price - £899,950

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.

Farmhouse, Holiday Letting Units, Salon, Buildings and Land

This 4 bedroomed Grade II Listed farmhouse is 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 the property 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.

Wythmoor House



Wythmoor House



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.

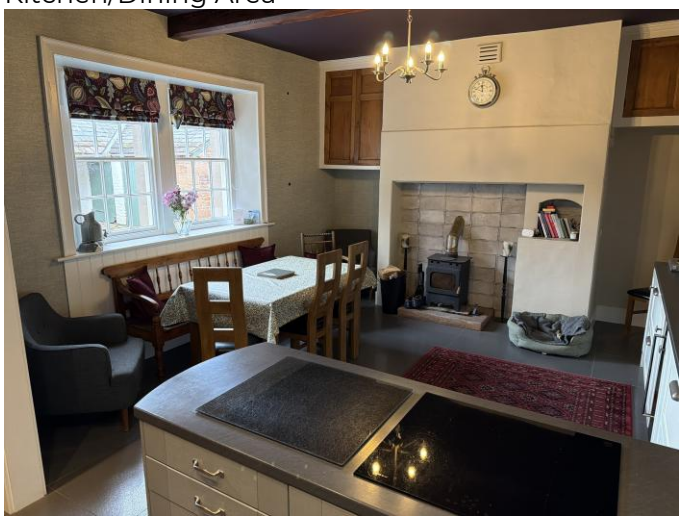
Living Room



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.

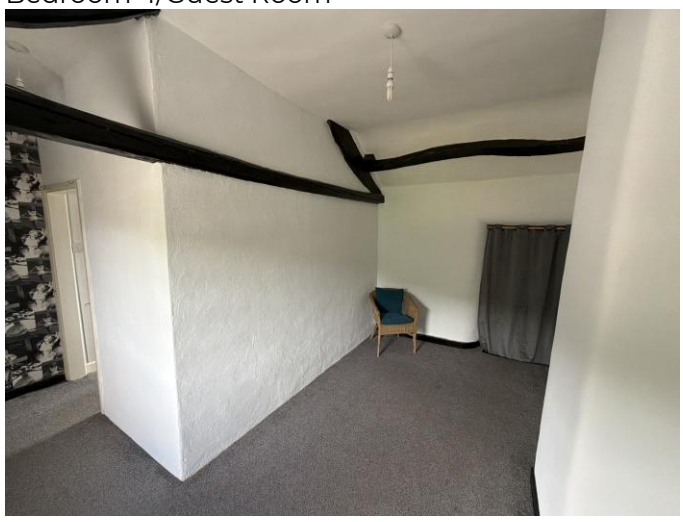
Family Bathroom



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 bedroomed 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. Asbestos 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 Wythmoor House to include the farmyard and paddock extends to 2.33 acres (0.94 ha) or thereabouts.

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.

Ingoings
There are to be no ingoing claims.

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 *Always at your side*

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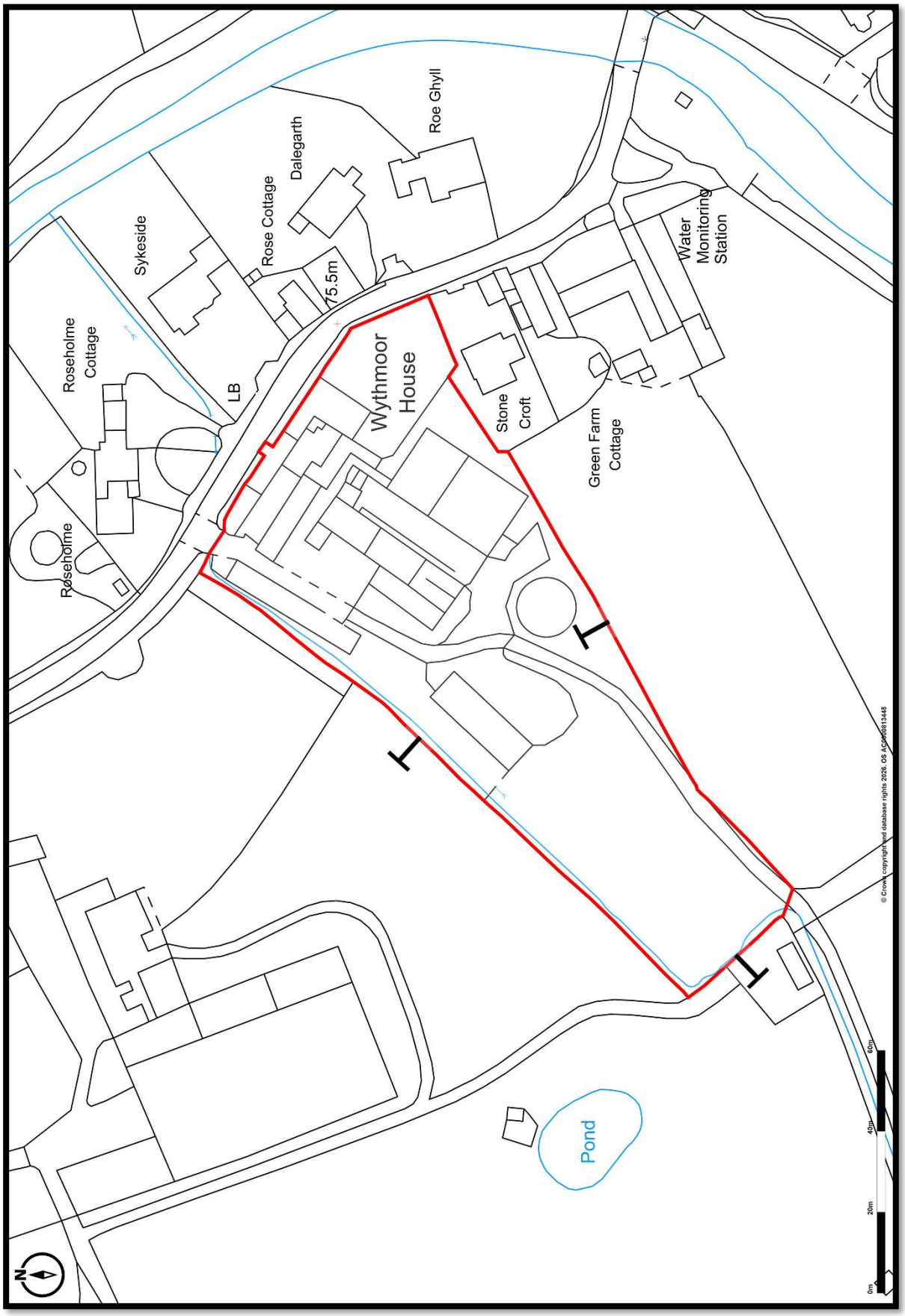
Sole Agents

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

Sale Plan


Roe Ghyll
Dalegarth
Rose Cottage
Sykeside
75.5m
Water Monitoring Station
Roseholme Cottage
LB
Wythmoor House
Stone Croft
Green Farm Cottage
Roseholme
Pond
N
0m
20m
40m
60m
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