



Sykeside Farm
Kirkby Stephen, Cumbria CA17 4PJ



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Sykeside Farm is offered for sale as a whole or in two Lots and has the attributes and potential to suit a number of purchasers. The property includes a three bedroom farm house, a three bedroom holiday cottage, a range of modern and more traditional buildings, all of which are set within approximately 77.11 acres (31.20 ha) of the famed Eden Valley.

- Well-presented three bedroom Farmhouse
- Thriving three bedroom holiday cottage
- Approximately 77.11 acres (31.20 ha) of productive grassland
- Traditional and Modern buildings
- Existing diversified income
- Equipped Farm and/or ideal Lifestyle Property.
- Further development potential

GUIDE PRICES

Lot 1: £900,000

Lot 2: £750,000

Whole: £1,650,000

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Farmhouse



Farmhouse



Farmhouse



Farmhouse

DESCRIPTION

The sale of Sykeside Farm and its offering as a whole or in two Lots, opens the property to a number of alternatives, be them residential, equine, lifestyle and/or a commercial farm, all of which can be complemented by an existing diversified income.

The farm sits within the desirable and productive Eden Valley a renowned farming area whilst also been highly accessible and located amidst stunning scenery. The combination of these sought after elements coupled with two well-presented dwellings ensures that Sykeside Farm a diverse and multifunctional property that will cater for many.

LOCATION

Sykeside Farm, lies in the Eden Valley an area famed for its productive farmland. The property is situated within some of the most dramatic scenery in the country, with the Howgill fells and the North Pennines providing a stunning backdrop and an ever changing contrast to the lush pastures of the valley bottom. Further afield the Lake District is circa 17 miles to the west with the Yorkshire Dales within easy reach to the east.

The thriving market town of Kirkby Stephen is approximately 3 miles to the south east, in which can be found an array of excellent local amenities, local shops, a supermarket and a primary and secondary school. The A66 which connects the east and west of the country is only 4 miles to the North, with the M6 at Tebay being 15 miles to the west.

Main line train services can be found at Penrith (21 miles), which provides excellent services to Manchester, Glasgow and London.

What3Words: ///palms.paddlers.strictly

THE WHOLE

The property includes approximately 77.11 acres of land, which in the main is productive, free draining grassland. There is circa 18.78 acres of land suitable to plough, which lies immediately adjacent to steading and forms the heart of the farm, with the remaining land all considered to be mowable. In addition to the agricultural land, there are two modern farm buildings, one of which is less than two years old, a stone built former dairy building and two residential properties.

The Farmhouse

Sykeside farmhouse is a detached stone built three-bedroom farmhouse. Formerly an agricultural building; a sympathetic barn conversion has revealed a stunning property with many original features maintained. It has recently been tastefully improved again, to create a well-presented family home, brimming with character and charm.

The property benefits from dual access. The main entrance brings you into a large entrance hall, off which there, two downstairs double bedrooms and a well-equipped modern bathroom complete with a large walk-in shower, WC and wash basin.

Accessible from the hallway and externally is a large and light modern kitchen. The kitchen benefits from a newly installed Rayburn, fitted wall and floor units and a large breakfast bar, both of which have marble tops. There is single Belfast sink with a mixer tap, which sits beneath a large feature arched window adding both character and light to the property. From the kitchen there is access to a large utility/boot room, and in turn there is access to a traditional agricultural building. The proximity of the building and its nature suggests that subject to the necessary consents being sought an extension to the property and/or an additional dwelling would be feasible and a welcome addition to what is already a spacious and multifunctional property.

The first floor is accessible via a feature wooden staircase from the kitchen and includes a stunning living room living room complete with a newly fitted log burner. From the living room there is also access to the master bedroom and ensuite bathroom and external access via French doors, to a balcony where the stunning views can be enjoyed. Within the living room is a dining area, which sits on a mezzanine floor and is a welcome addition to the property giving extra entertaining and sitting space.

The property has an abundance of charm with exposed beams and alike throughout, further charms include both tiled and wooden floors which give the property a wonderful sense of character. To complement this however, there are modern twists, with double glazing and underfloor heating throughout the property which is fired by a recently installed air source heating system.

Externally the property benefits from a private, gated courtyard, which provides ample parking, as well as a secluded seating area, perfect for outside dining. A newly built greenhouse/potting shed also enhances this area.

Planning permission has been recently approved for a sunroom, which if built would only enhance the property further and allow the stunning views to be enjoyed 24/7.

Rainbow Cottage

Rainbow Cottage is single storey barn conversion, which has been sympathetically converted to create a spacious three bedroom cottage, that incorporates the former U shaped cattle byre. The property is adjacent to, but not attached to the main farmhouse, with the access and the parking both separate, ensuring a clear separation from the residential element of the property to the holiday Let.

The accommodation comprises of three double bedrooms, a fully fitted kitchen/diner and a sitting room. In addition, there is a large family bathroom with a walk in shower and an ensuite bathroom.



Rainbow Cottage



Rainbow Cottage



Rainbow Cottage



Rainbow Cottage

Typical of a barn conversion, the property is full of traditional features with character and charm in abundance. There are exposed beams and traditional timber doors throughout the property, complemented by a stone flag floor, which is heated underneath via a geothermal system.

The property benefits from its own access and parking, ensuring that any guests and/or other residents are private to that of the main farmhouse. In addition, there is a lawned garden area to enjoy the far-reaching views.

The conversion has incorporated two thirds of the former cow byre. The remaining part, has recently been modernized and is currently used as a gym. However, it's nature and attachment to the cottage does offer scope for future development be it as a standalone property or an extension to the cottage.

The property is currently utilized as a holiday Let. It is incredibly popular but let in accordance within the requirements of the owners, nevertheless it still produces an income of approximately £19,000 per annum. There is the potential for this to be more.

The Steading

The Steading at Sykeside comprises of two open fronted modern buildings and a traditional building attached to the farmhouse.

The modern buildings are used for cattle housing and general storage, however, could easily be adapted for sheep housing and/or an equine use.

The primary building is less than 18 months old, it measures 75ft x 45ft and has an 8ft overhang that covers the feed area. It is steel framed with a tin sheet roof, with Yorkshire boarding and concrete panels to the sides. It has a part concrete floor, it is light and airy and consequently is an excellent building for housing livestock.

The secondary building is again steel framed; however it has tin sheet panels on the roof and the sides, whilst in part also having concrete panels as sides. Ensuring that it is suitable for both livestock storage and more general storage, with its excellent access and "full height" and open fronted nature ensuring the shed also makes an excellent hay/implement shed.

The traditional building is currently used for stabling, a workshop and general storage. Such uses could readily continue, however equally subject necessary consents been sought the building could be converted to be incorporated in the main house or for use as a separate dwelling.

The steading area has recently been awarded granted funding to concrete it, and the

intention is that this will be done prior to any sale and it will be of great benefit.

The steading is served by a private water supply and mains electric, and it benefits from excellent access both from the main highway but also to the land in general.

Land

The land area included in the sale totals approximately 77.11 acres (31.20 ha), which in the main is productive grassland with small proportion of amenity woodland. The land is in good heart and has been well managed. Of particular note are the 18.78 acres of highly productive and improved grassland which are immediately adjacent to the steading. These fields are flat, well-proportioned and although currently down to grass would readily plough and suit an arable crop.

The remainder of the grassland is excellent grazing land, which is served by a private and/or natural water supply via the Blind beck which runs through the middle of the property. The lands boundaries are stockproof and consist of post and wire fences with hedges in part, which provides additional shelter and amenity benefits.

The land is classified as being Grade 3. The soils in the main are freely draining and described by the Cranfield institute as being “typically stoneless and contain large supplies of available water; potential for a wide range of crops including cereals, roots and potatoes”.

The land benefits from excellent access, from both the steading and internally, with an internal access track running through the center of the property.

LOT 1

Lot 1 covers an area of approximately 6.64 acres and includes the three-bedroom farmhouse and the attached stone-built barn, whilst also including, Rainbow Cottage, the three-bedroom holiday cottage. The area also includes a circa 3.73 acre paddock and 2.19 acres of woodland, further benefits include a lovely stretch of the Blind Beck which meanders gently through the paddock.

The inclusion of the land adds an extra dimension to Lot 1 and offers significant lifestyle and amenity benefits, with the land hosting an array of flora and fauna including red squirrels. The tranquility of the locality is complemented by the beck and the woodland and creates a sense of calm that can be enjoyed from the residential element as the farmhouse and Rainbow cottage look directly out over the adjacent paddock.

Moreover, the inclusion of the land and the building, offers scope for equestrian and/or small holder use, with the barn offering potential for animal housing and/or stabling with the land offering grazing potential.

In terms of diversification and further development potential, Lot 1 provides the existing





income stream from Rainbow cottage, both from the holiday let business but also from a Renewable Heat Incentive tariff which can (depending on usage) generate an income of circa £1200 - £1400 per annum.

There is further scope for development/diversification within Lot 1, with scope to develop the existing agricultural barn and/or the “gym”, subject to the necessary consent.

LOT 2

Lot 2 offers a potential purchase the ideal opportunity to acquire an equipped block of agricultural land, in an accessible and sought after location.

The area included is approximately 70.47 acres, of both productive and well sized agricultural land. It is of sufficient size to suit a local farmer who may wish to expand their existing holding, whilst also offering enough scope to make the travel worthwhile.

Whilst the inclusion of the buildings ensures that the land can be self-sufficient in terms of housing and handling facilities and could thus be farmed as a standalone unit.

Opportunities such as this, without the capital outlay required for a dwelling are rare.

LOCATION

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ACCESS

Access to the property is via Sykeside Lane and a farm track which adjoins it. This access is currently shared with two other dwellings.

If the property is sold in Lots then Lot 2 will be granted full rights of access down the track as marked brown; whilst a third party access currently exists and will remain down the line as marked Green on the plan

RESTRICTIONS

The farmhouse is subject to an occupancy restriction whereby the occupant has to be (or was last) employed in agricultural in the local area.

Rainbow Cottage is subject to a occupancy restriction that the cottage be used in connection with an ancillary to the farm (and not occupied as a separate independent residential unit). Its inclusion within Lot 1, we do not feel breaches this, however

potential purchasers should satisfy themselves in this regard.

The area has hatched red on the plan is subject to an existing covenant which limits its use to agriculture and prohibits any structures or to store anything on the area that impede the view.

GENERAL REMARKS & STIPULATIONS

Method of Sale

The property is to be offered for sale by Private Treaty.

Areas

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

Lotting

The property is offered for sale as whole or in two Lots, however individual, and separate lotting would be considered, and any enquirers in this regard are encouraged to speak to the selling agent direct and at the earliest opportunity.

Sporting Rights and Mineral Rights

Included in the sale in so far as they are owned.

Tenure

Freehold with Vacant Possession on Completion.

Services

The property benefits from a private water supply via a borehole and mains electric. The Rayburn in the farmhouse is oil fired. The underfloor heating in both the cottage and the farmhouse is via a geothermal system. Drainage to both residential properties is to a septic tank.

Rates and Energy Performance Certificate (EPC)

The farmhouse is banded as D Council Tax purposes. The holiday cottage has a rateable value of £2,500 and as such small business rates relief may apply, with no business rates payable.

The farmhouse has an EPC rating of D.

Wayleaves/Easements

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

Environmental Schemes

The land is currently subject to Sustainable Farming Incentive agreement. A grant has been successfully applied for to concrete the steading area and the intention of the vendors is to do this.

Anti Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and the other being a utility bill.

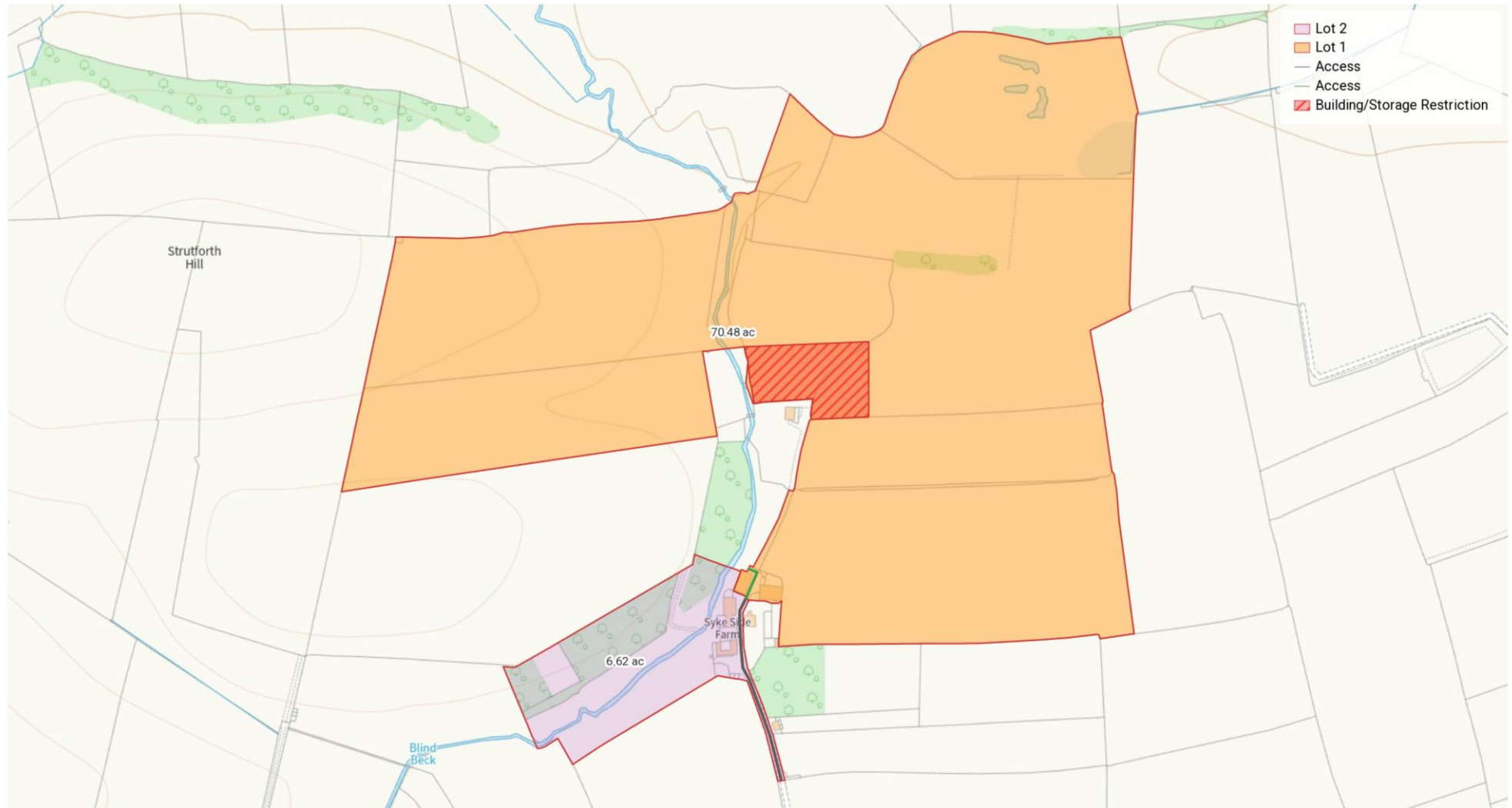
Local Authority

Westmorland and Furness County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

Viewings

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or harry.morshead@youngsrps.com





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