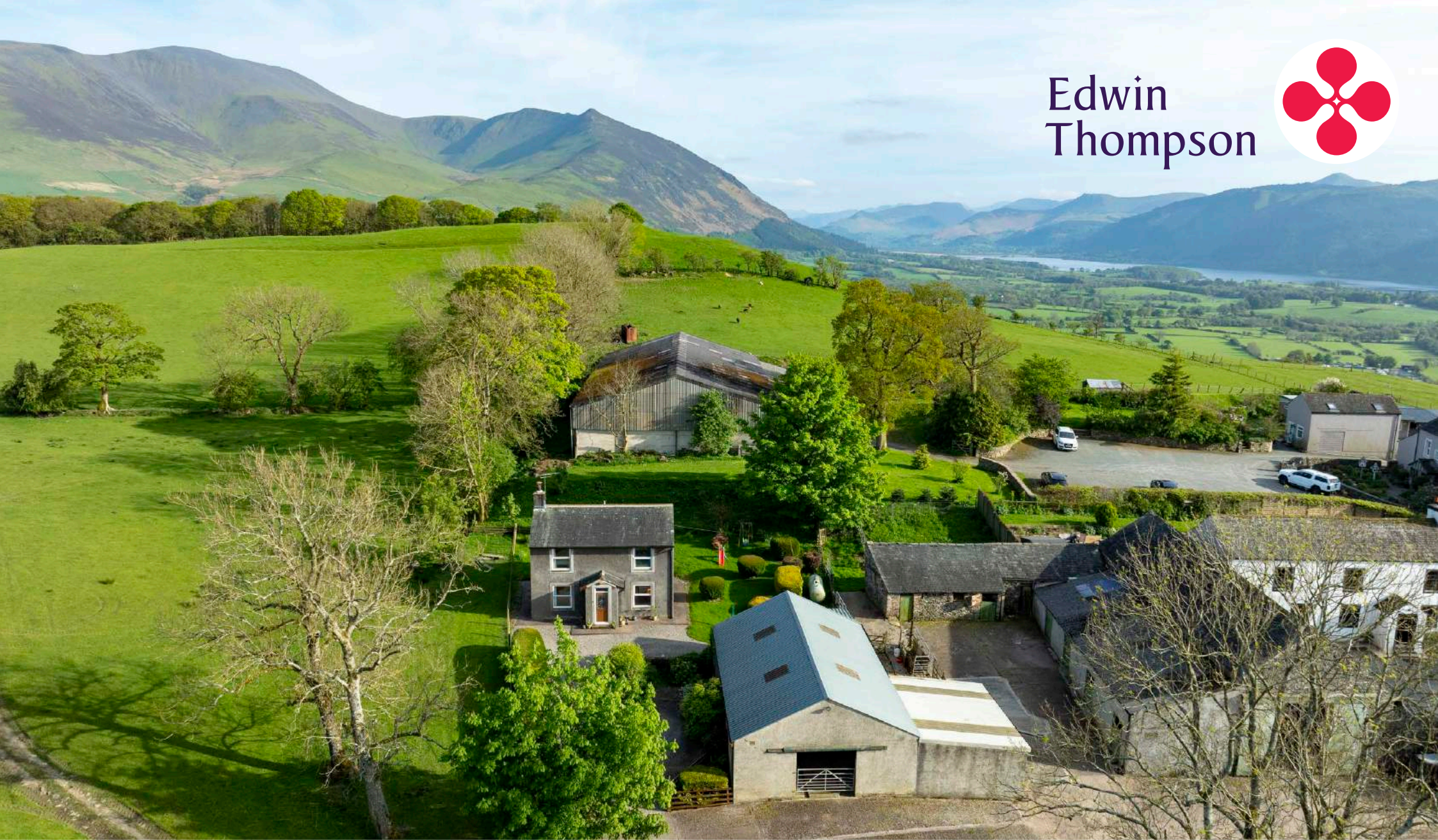


Edwin  
Thompson



# ROBIN HOOD FARM

Bassenthwaite, Keswick, CA12 4RJ





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# Robin Hood Farm

Bassenthwaite, Keswick, CA12 4RJ

Wigton  
14.1 miles

Carlisle  
21.2 miles

Cockermouth  
7.5 miles

Keswick  
7.2 miles

(all distances are approximate)

What3Words:///ogre.sage.reviews

A SMALLHOLDING COMPRISING OF A THREE BEDROOM FARMHOUSE WITH A RANGE OF AGRICULTURAL BUILDINGS AND AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 34.52 HECTARES (85.51 ACRES)

## FOR SALE IN FIVE LOTS OR AS A WHOLE

Lot 1 – Robin Hood Farmhouse, Farm Buildings and Associated Yard

**Offers Over - £475,000 (Four Hundred and Seventy-Five Thousand Pounds)**

Lot 2 – Land at Robin Hood Farm extending to approximately 5.60 hectares (13.85 acres)

**Offers Over - £130,000 (One Hundred and Thirty Thousand Pounds)**

Lot 3 – Land at Robin Hood Farm extending to approximately 10.37 hectares (25.63 acres)

**Offers Over - £200,000 (Two Hundred Thousand Pounds)**

Lot 4 – Land at Robin Hood Farm extending to approximately 13.13 hectares (32.34 acres)

**Offers Over - £275,000 (Two Hundred and Seventy-Five Thousand Pounds)**

Lot 5 – Land at Robin Hood Farm extending to approximately 5.48 hectares (13.56 acres)

**Offers Over - £130,000 (One Hundred and Thirty Thousand Pounds)**

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



## Introduction

Nestled in the picturesque Lake District National Park, Robin Hood Farm offers an exceptional opportunity to own a versatile smallholding. Located a short distance from the charming village of Bassenthwaite and only a 15-minute drive from the bustling market town of Keswick, this property is ideal for those seeking tranquil rural lifestyle with convenient access to local amenities and excellent educational facilities.

Robin Hood Farmhouse comprises of a three bedrooomed dwelling with occupancy condition, range of traditional agricultural buildings and good quality agricultural land extending to approximately 34.52 Hectares (85.51 Acres). The property lies within a favoured farming district in close proximity to Penrith and Cockermouth where livestock rearing form the predominant agricultural enterprises.

## Location

Robin Hood Farm is situated in a serene area of the Lake District (World Heritage Site) which is approximately 7.2 miles from Keswick. The property offers expansive views of the local countryside and certain parts of the property provides stunning views over the surrounding fells, including Bassenthwaite Lake, Skiddaw, Ullock Pike, Binsey and Cat Bells

## Local Amenities and Community

Bassenthwaite has a vibrant local community with regular events. Nearby facilities include:

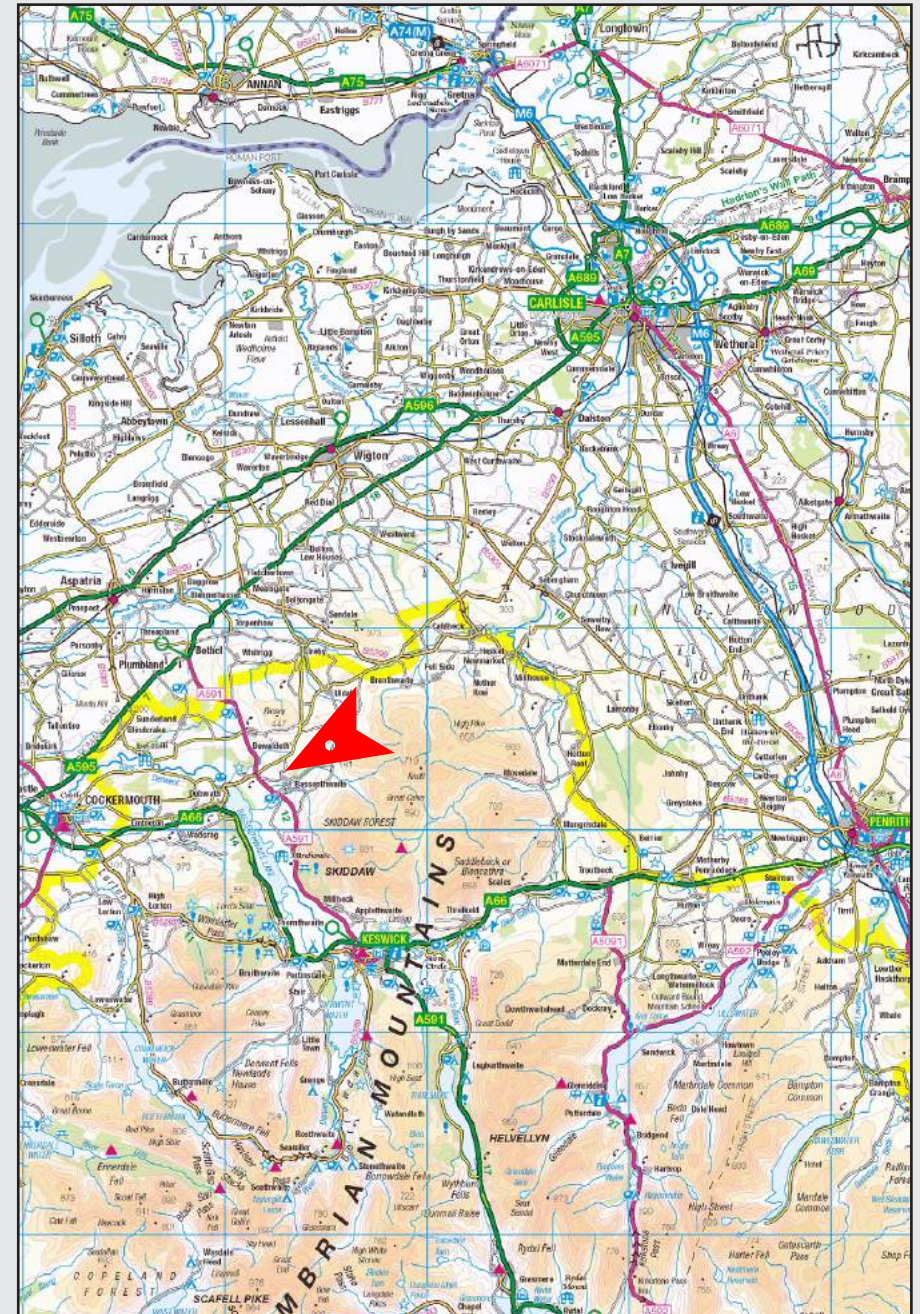
Bassenthwaite Primary School: Rated “Good” by Ofsted and part of the Keswick School Multi Academy Trust. The property is in the catchment area for the Ofsted rated “outstanding” Keswick school (sixth best non-selective state school in the Northwest and the top state school in Cumbria). Bassenthwaite Lake and Sailing Club: A hub for water sports enthusiasts.

The City of Carlisle lies some 21.2 miles from the property and benefits from a broad range of amenities being the central hub for Cumbria and Scottish Borders.

The surrounding area is a traditional and productive livestock area with local auction marts of Hopes Auction Mart (14.1 miles), Harrison and Hetherington, Carlisle (21.20 miles) Mitchells Auction Mart (7.5 miles) and Penrith & District Farmers Mart (24.2 Miles).

Robin Hood is an exceptional property offering a blend of modern comforts, agricultural potential, and breathtaking natural beauty. With its prime location in the Lake District, excellent local schools, and vibrant community, this smallholding is perfect for those looking to embrace a rural lifestyle with plenty of opportunities for diversification and growth.

The property offers a diverse opportunity for events, such as weddings, against the backdrop of breathtaking views. The nearby Armathwaite Hall Hotel, The Lakes Distillery. Nature lovers can explore the Lake District National Wildlife Park, while adventures can tackle fell walking routes like Skiddaw and Ullock Pike.









**Lot 1****Robin Hood Farm**

Farmhouse, Traditional Agricultural Buildings and Yard Extending to approximately 0.16 Hectares (0.42 Acres).

**Guide Price: £475,000 (Four Hundred and Seventy Five Thousand Pounds)**

**Robin Hood Farmhouse**

The charming farmhouse built in the 1980s spans 946.4 sq. ft. (87.9 sq. m). The property is of stone/render construction under a slate roof and features:

- Three Double Bedrooms: Two with built-in wardrobes, providing ample storage.
- Triple Aspect Living Room: Flooded with natural light and TV point.
- Dual Aspect Dining Room: Perfect for family meals and entertaining
- Modern Kitchen: Recently installed with a convection hob, dishwasher, and separate utility room with space for a washer, dryer, and fridge.
- Additional Features: LPG fired central heating throughout with Combi boiler, double glazing throughout, walk in storage cupboard and under stairs cupboard.
- The property benefits from a mains water and electricity supply. Drainage is to a private septic tank, which is located to the side of the property.

**Ground Floor**

Entering from front door

**Hallway****Living Room: 5.25m x 3.04m**

Open fire with carpeted floor.

**Dining Room: 2.75m x 2.76m**

Carpeted floor.

**Kitchen: 2.26m x 2.76m**

Electric oven, electric hob, wall and base units. Lino floor. Phone Socket.

**Toilet:**

W/C and Sink

**Utility Room: 1.86m x 2.12m**

Wall and base units, lino floor. Boiler.

**First Floor****Bedroom: 2.27m x 3.04m****Bedroom: 2.74m x 4.04m**

TV Point and Phone Socket

**Bedroom: 3.30m x 2.76m**

TV Point

**Toilet****Bathroom**

wash hand basin, bath with shower above.

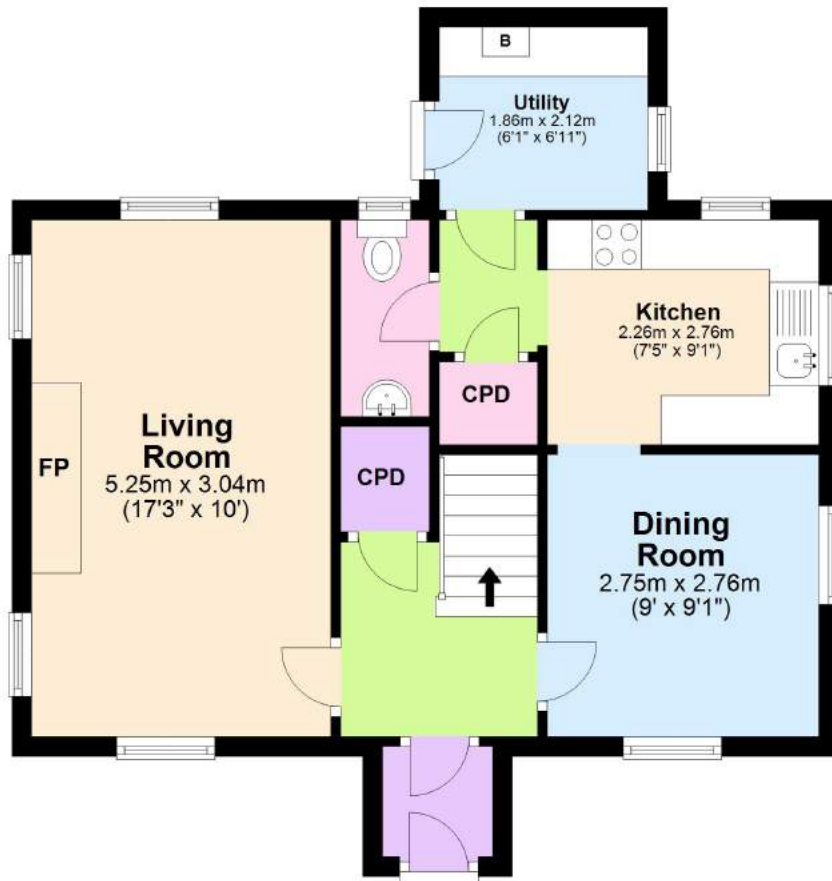
**Outside**

Well-Established Wrap-Around Garden: Offering a tranquil space for relaxation and outdoor activities. The property has a gravel parking area to the front leading off the concrete farmyard which leads to the public highway.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

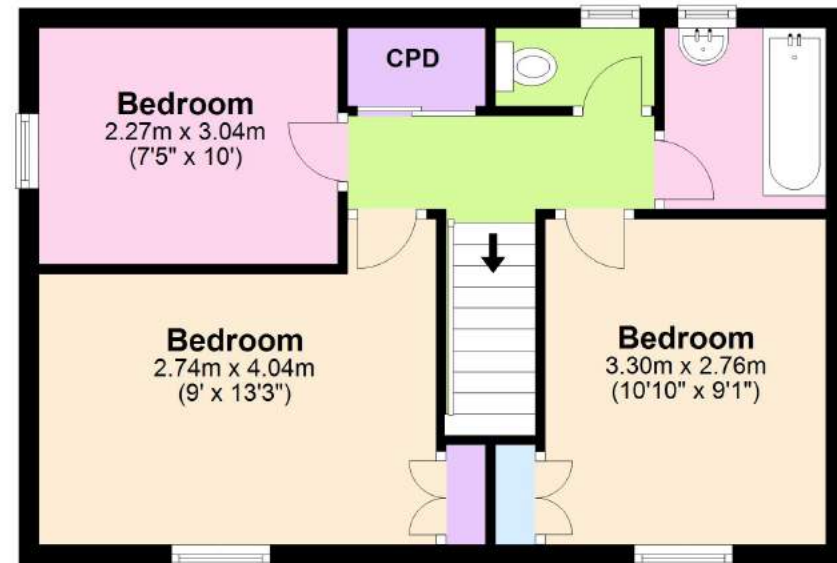
## Ground Floor

Approx. 46.9 sq. metres (505.1 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 87.9 sq. metres (946.4 sq. feet)

### Buildings

The property boasts a range of agricultural buildings in good state of repair. The buildings include: The following descriptions should be read in conjunction with the building plan.

#### 1. Secure Storage Shed.

Ideal for securing quad bikes and tools.

#### 2. Animal/Storage Shed: 7.94m x 12.82m

Concrete block/render construction under a box profile tin roof with water supply and lighting.

#### 3. Double Garage: 5.05m x 5.15m

Concrete block/render construction under box profile tin roof with an up-and-over door.

#### 4. Sheep Pens:

#### 5. Large Stone Barn: 5.53m x 19.46m

Stone construction under a slate roof with lighting with small store to side.

#### 6. Lean to Stables. 5.05m x 19.46m

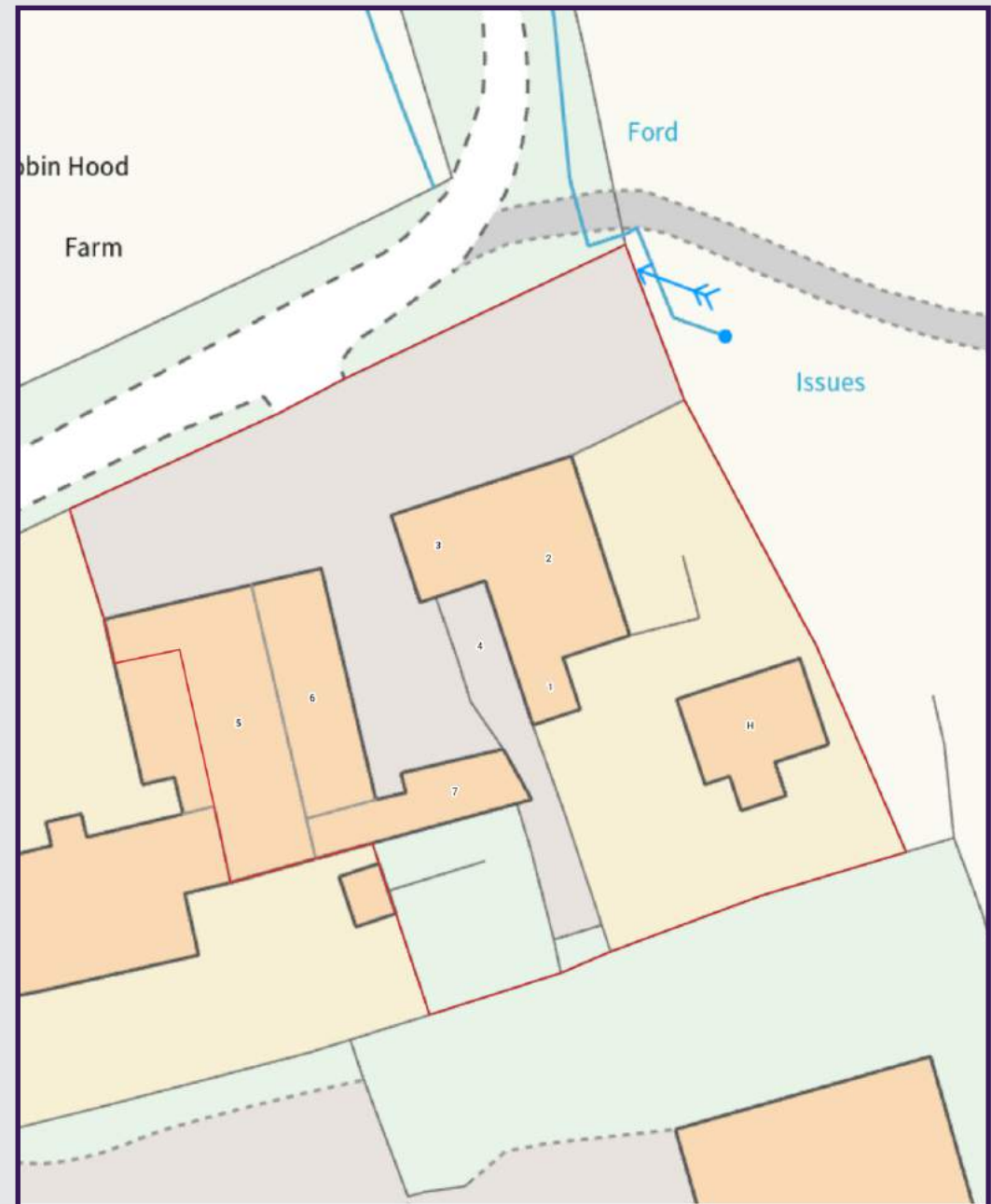
Stone construction under an asbestos roof, split into four stables, with lighting.

#### 7. Storage Shed: 3.70m x 9.73m

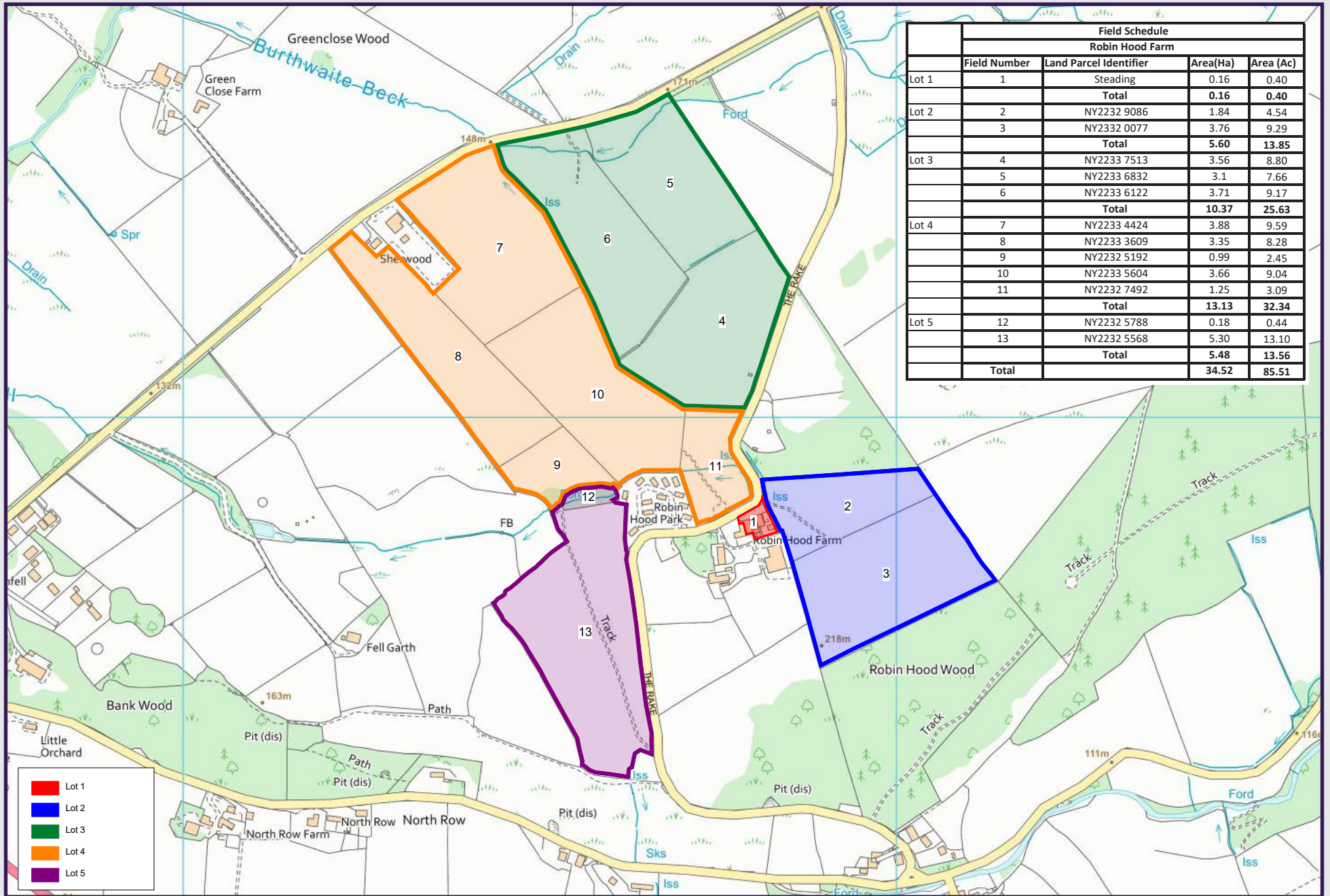
Stone construction under a slate roof. Split into three storage areas with power point and lighting.

#### 7. Yard.

A Concrete yard area resurfaced in the last 10 years , ensuing durability and ease of use.







Field Schedule				
Robin Hood Farm				
	Field Number	Land Parcel Identifier	Area(Ha)	Area (Ac)
Lot 1	1	Steading	0.16	0.40
	<b>Total</b>		<b>0.16</b>	<b>0.40</b>
Lot 2	2	NY2232 9086	1.84	4.54
	3	NY2332 0077	3.76	9.29
	<b>Total</b>		<b>5.60</b>	<b>13.85</b>
Lot 3	4	NY2233 7513	3.56	8.80
	5	NY2233 6832	3.1	7.66
	6	NY2233 6122	3.71	9.17
	<b>Total</b>		<b>10.37</b>	<b>25.63</b>
Lot 4	7	NY2233 4424	3.88	9.59
	8	NY2233 3609	3.35	8.28
	9	NY2232 5192	0.99	2.45
	10	NY2233 5604	3.66	9.04
	11	NY2232 7492	1.25	3.09
<b>Total</b>		<b>13.13</b>	<b>32.34</b>	
Lot 5	12	NY2232 5788	0.18	0.44
	13	NY2232 5568	5.30	13.10
<b>Total</b>		<b>5.48</b>	<b>13.56</b>	
<b>Total</b>			<b>34.52</b>	<b>85.51</b>





**Lot 2 – Land at Robin Hood Farm extending to approximately 5.60 hectares (13.85 acres), located next to the Farmhouse and Buildings.  
Offers Over - £130,000 (One Hundred and Thirty Thousand Pounds).**

**Lot 3 – Land at Robin Hood Farm extending to approximately 10.37 hectares (25.63 acres)  
Offers Over - £200,000 (Two Hundred Thousand Pounds)**

**Lot 4 – Land at Robin Hood Farm extending to approximately 13.13 hectares (32.34 acres)  
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**Lot 5 – Land at Robin Hood Farm extending to approximately 5.48 hectares (13.56 acres)  
Offers Over - £130,000 (One Hundred and Thirty Thousand Pounds).**

The land extends to approximately 34.52 Hectares (85.51 Acres) of good quality agricultural land with a large proportion being suitable for mowing purposes and lies within a number of separate field parcels all of which are suited to modern agriculture. There is a mains water supply to a number of the fields and each separate lot benefits from access onto the public highway.

#### **Boundaries**

The well-maintained boundaries comprising of a mixture of post and wire fences, hedgerows and stone walls. The well-maintained boundaries comprising of a mixture of post and wire fences, hedgerows and stone walls.

#### **Land Classification**

The land is classified as predominantly Grade 4 agricultural land, which is suited to grassland production.





## General Rights and Stipulations

### Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The buyer(s) will be held to satisfy himself or herself on all such matters.

### Environmental Stewardship

There are currently no environmental stewardship schemes on the property.

### Basic Farm Payment

The delinked payments will remain with the Vendor.

### Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Mr Matthew Bell.

### Method of Sale

The property is offered for sale by private treaty as a whole. Offers should be submitted to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale.

The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

The vendors reserve the right to sell the property without notice.

### Services

The property is serviced by a mains single phase electric supply and mains water supply. Foul drainage is to a septic tank. All telephone connections are subject to BT regulations.

Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

Please note that no formal investigation has been carried out on the septic tank. This may not meet the General Binding Rules 2020 and the property is being sold on this basis.

The land benefits from a mains water supply.

### Tenure and Possession

We understand the property is held freehold.

Lot 1 benefits from vacant possession with no onward chain.

Vacant Possession will be available of the agricultural land on the 1st October 2024.

### Fixtures and Fittings

Fitted carpets, where present in the farmhouse, are included within the sale.

### Sporting and Mineral Rights

Sporting rights are included within the sale so far as the sellers have title to them. The mines and minerals are also included where owned.

### Energy Performance Certificate

Robin Hood EPC is E. The EPC documents are available from the selling agents on request.

### Council Tax

Robin Hood Farmhouse – Band C (Cumberland Council)

### Water

The purchasers of the agricultural land will be required to install sub metres to the mains supplies. They will then be billed for this supply. Further details are available from the sole selling agent.

### Occupancy Condition

The Farmhouse has an occupancy condition placed on it. This restricts occupation to a person solely or mainly employed, or last employed in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person. A copy of the decision notice can be obtained from the sole selling agent.

### Plans and Schedules

These are based on Ordnance Survey and Rural Land Register, to be observed for reference only.

### Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.



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Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

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Regulated by RICS



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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in May 2024