

PEK Hudgill Farm & Cottages, Alston, Cumbria CA9 3LG
Price Guide: £650,000



PEK

LOCATION

The property is located approx. 2 miles beyond the historic market town of Alston, lying within an Area of Outstanding Natural Beauty. The Farm & 2 holiday cottages are accessible to the towns of Penrith (and the M6 motorway) and Hexham, which lie some 20 miles to the west and 22 miles to the east respectively, whilst the city of Carlisle is some 28 miles to the north west. The site enjoys far reaching views over the stunning, surrounding countryside.

PROPERTY DESCRIPTION

Hudgill Farm & Cottages provides three, picturesque properties nestled beyond Alston, set within the breathtaking landscape of the North Pennines, an area renowned for its outstanding natural beauty.

At the heart of this charming property is the Farmhouse, a delightful residence boasting four, generously sized, double bedrooms exuding character and warmth whilst offering a comfortable and inviting space.

In addition to the Farmhouse, there are two charming holiday cottages designed to complement the rural setting. One cottage features two bedrooms, whilst the other offers three bedrooms. They are both presently utilised for holiday letting purposes and operating as a successful business for the current owners.

The property's extensive grounds of 4.73 acres (1.91 ha) offer ample space for a variety of activities, and the surrounding landscape invites exploration and outdoor living. The land area included provides a unique opportunity for a self-sustaining lifestyle, allowing residents the opportunity to cultivate their own food and live off the land if desired, whether one envisions a small-scale farm, a garden oasis, or simply a peaceful retreat surrounded by nature.

Property Description continued

The location, set against the backdrop of the North Pennines, ensures that residents can enjoy panoramic views of the rolling hills and valleys, creating a truly immersive experience in nature. The property's proximity to Alston provides convenience while maintaining a sense of seclusion, making it an ideal retreat for those seeking a harmonious balance between rural living and accessibility.

In summary, Hudgill Farm & Cottages offers not just a residence but a lifestyle and a rare opportunity to embrace the tranquility of the North Pennines, live in a beautifully appointed farmhouse, and cultivate a self-sustaining existence amidst the stunning landscape.

HUDGILL FARMHOUSE

Entrance Hall

Approached through a timber entrance door with canopy to the front of the property. Tiled floor, radiator, coving to ceiling and staircase to first floor - with recess for cloaks and storage cupboard.

Lounge

3.85m (12' 8") to chimney x 4.22m (13' 10") Front elevation reception room with wood burning stove set into recess, radiator, coving to ceiling and double glazed, sash picture windows to both side and front elevations.

Dining Room/Sitting Room

4.25m x 4.20m (13' 11" x 13' 9") Situated to the front of the property with double glazed, sash picture window enjoying the aspect. Stove/oven with hearth set into recess, and coving to the ceiling.

Dairy Room

3.88m x 3.83m (12' 9" x 12' 7") Original larder with shelves and storage beneath. Rear aspect, double glazed window, radiator and overhead laundry airer/dryer on pulley.

Dining Kitchen

3.76m x 3.85m (12' 4" x 12' 8") Fitted with a modern range of wall, base and drawer units with worksurface over, white, single drainer, sink unit with glazed splash back, and double electric oven and hob with glazed splash back. Part wall tiling, space for dishwasher and fridge, vertical wall radiator and overhead storage cupboard housing the consumer unit. Double glazed, sash picture window to the rear elevation and door through to:

Utility/Boot Room

1.65m x 3.94m (5' 5" x 12' 11") Situated to the side of the property and approached via a PVC door to the front of the farmhouse. Double glazed, opaque window to side aspect, plumbing for washing machine and door into:

Cloakroom/WC

1.73m x 1.77m (5' 8" x 5' 10") With WC, wash hand basin and electric light/shaver point. Part wall tiling and housing for Worcester boiler.

FIRST FLOOR

Half Landing

With double glazed, sash picture window enjoying the aspect to the rear of the property.

Main Landing

Good sized landing area providing access to all bedrooms and the bathroom.

Bedroom 1

4.12m x 4.27m (13' 6" x 14' 0") Front aspect bedroom with double glazed, sash picture window, ceiling coving, radiator and feature fireplace.

Bedroom 2

4.06m x 4.27m (13' 4" x 14' 0") Further, front aspect bedroom with double glazed, sash picture window, ceiling coving, radiator and feature fireplace.

Bedroom 3

4.08m x 3.93m (13' 5" x 12' 11") Rear aspect bedroom with double glazed, sash picture window, ceiling coving, radiator and feature fireplace.

Bedroom 4

4.06m x 3.96m (13' 4" x 13' 0") Rear aspect bedroom with double glazed, sash picture window, ceiling coving, radiator and loft access hatch.

Family Bathroom

1.86m x 2.95m (6' 1" x 9' 8") Fitted with modern, white, three piece suite comprising bath with shower over and shower head, corner WC and vanity wash hand basin with storage beneath. Tiled walls, double glazed, sash picture window to front elevation, heated towel rail and built in cupboard.

MIDDLE FELL VIEW COTTAGE

Brief Description

A beautifully presented, three bedroom, cottage with the benefit of underfloor heating throughout all areas.

Entrance Hall

Tiled floor, stairs off to first floor, access into the lounge/diner/kitchen and also into the Lower Ground Floor Hallway - with exposed beam, cloaks rail and stairs off to first floor.

Open Plan Lounge/Dining Room/Kitchen

7.93m x 4.37m (26' 0" x 14' 4") Open plan layout with arched, full height, double glazed picture window incorporating door, taking advantage of the front aspect view from the lounge area. Wood burning stove, tiled floor and opening from the lounge area enjoying the open landing above. Kitchen area fitted with wall, base and drawer units with worksurface over, single drainer sink unit, electric hob, with extractor, electric oven, fitted washing machine and space for fridge & dishwasher. Part wall tiling, Worcester boiler, windows to the front and side elevations and interconnecting door to Wellhope View Cottage.

Shower Room

1.61m x 1.52m (5' 3" x 5' 0") Providing shower, wash hand basin, WC, heated towel rail, shaver light/point and extractor fan.

Bedroom 1

4.72m x 2.71m (15' 6" x 8' 11") maximum. Dual aspect bedroom with exposed beam, radiator, loft access, and double glazed windows to side and rear elevations.

FIRST FLOOR

Landing

With Velux window and exposed view into the lounge area.

Bedroom 2

2.88m x 3.26m (9' 5" x 10' 8") Vaulted ceiling with exposed beams and double glazed, side aspect, picture window.

Bedroom 3

2.39m x 3.26m (7' 10" x 10' 8") Vaulted ceiling with exposed beams and double glazed, picture window to the front.

Bathroom

2.71m x 1.97m (8' 11" x 6' 6") maximum. Accessed via steps down from the landing. White, three piece suite comprising bath with tap connected shower attachment, WC and pedestal wash hand basin with vanity light over. Exposed beam, Velux window, part wall tiling, heated towel rail and tiled floor.

WELLHOPE VIEW COTTAGE

Brief Description

A second, immaculately presented, cottage. Providing two bedroomed accommodation and also benefitting from underfloor heating to all areas.

Entrance Hall

Tiled floor, staircase to first floor benefitting from an abundance of light from Velux window above the stairs, access into the lounge/dining room/kitchen and also into Bedroom 1 and the bathroom.

Open Plan Lounge/Dining Room/Kitchen

5.80m x 4.33m (19' 0" x 14' 2") Open plan layout with exposed beams, picture window and double doors taking advantage of the rear aspect view. Wood burning stove and tiled floor. Kitchen area fitted with wall units, base unit with worksurface over, single drainer sink unit and space for fridge, oven and slimline dishwasher/washing machine. Part wall tiling, interconnecting door through to Middlefell View Cottage and steps up to:

Bathroom

2.41m x 1.53m (7' 11" x 5' 0") With three piece suite comprising bath with shower over, wash hand basin and WC. Part tiled walls, tiled floor and heated towel rails.

Bedroom 1

3.61m x 2.67m (11' 10" x 8' 9") Located to the front of the property with double glazed, picture window to the front aspect and additional, double glazed, window to the side.

FIRST FLOOR

Bedroom 2

3.59m x 3.34m (11' 9" x 10' 11") Front bedroom with exposed beam, double glazed picture window, loft access, cupboard housing hot water tank and door into:

Shower Room

1.29m x 2.90m (4' 3" x 9' 6") maximum. Accessed via steps down from Bedroom 2 and providing a three piece suite comprising walk in shower unit, WC and wash hand basin. Exposed beam, Velux window, part wall tiling and heated towel rail.

EXTERNALLY

Outbuildings

Agricultural store with attached open timber store to the right of the cottages and small, stone clad, block-built store to the rear. Further timber built, agricultural unit, currently used for livestock housing and hay storage.

Land & Gardens

The overall site consists of approx. 4.73 acres (1.91ha) and comprises two fields flanking either side of the main vehicular driveway together with ample parking to the front of all three properties. The land has access for a public footpath and within the field to the left of the driveway, and just behind the wall, is a generous vegetable plot (approx. 27.43m (90 feet) long by 4.88m (16 feet) wide incorporating a large greenhouse approx. 6.1m (20 feet) long by 3.66 (12 feet) wide.

Stocked and shrubbed garden area with greenhouse to the rear of Hudgill Farmhouse enjoying the panoramic views across the hillside.

A small rear garden to each cottage enjoying the view.

Note: measurements for the vegetable plot and greenhouse have been provided by the owners of the property and need to be verified by the buyer for accuracy.

ADDITIONAL INFORMATION

Tenure of the properties is Freehold.

EPC ratings - Hudgill Farm: D; Middle Fell View Cottage: E;

Welhope View Cottage: E.

Drainage to the property is by a BioDisk sewerage treatment plant which we believe to be compliant with new regulations.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

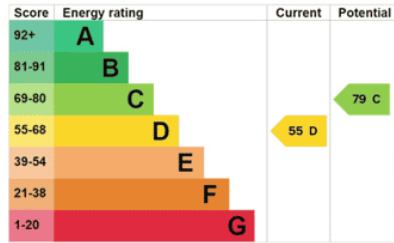
SALE DETAILS

Mains electricity and water. BioDisk sewerage treatment plant. Oil central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

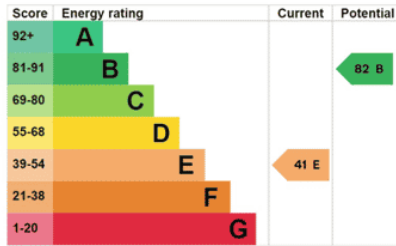
Viewing: Through our Penrith office, 01768 862135.

Directions: Hudgill Farm can be located using the postcode CA9 3LG or alternatively by using [What3Words///fashion.creatures.dares](https://www.what3words.com/fashion.creatures.dares)

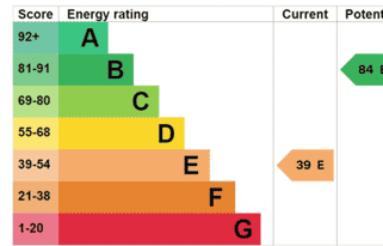




Huddill Farm



Middle Fell View Cottage



Wellhope View Cottage



Approximate total area¹
3497.34 ft²
324.91 m²

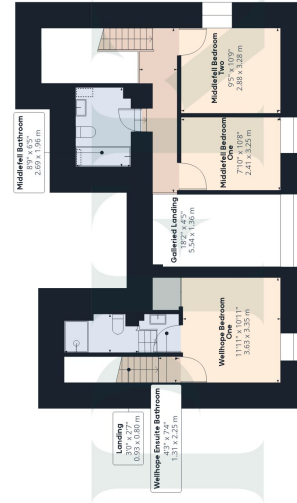
Reduced headroom
40.37 ft²
3.75 m²

Excluding balconies and terraces

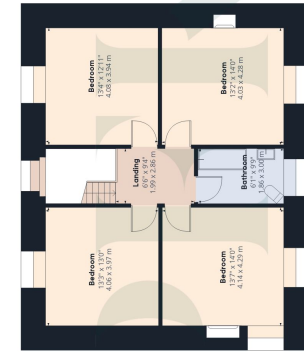
E: Reduced headroom
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to your plan for illustrative purposes only.

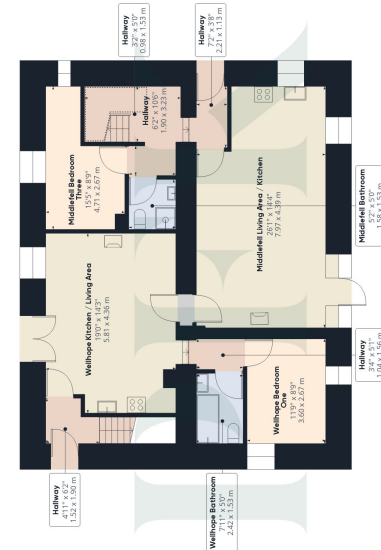
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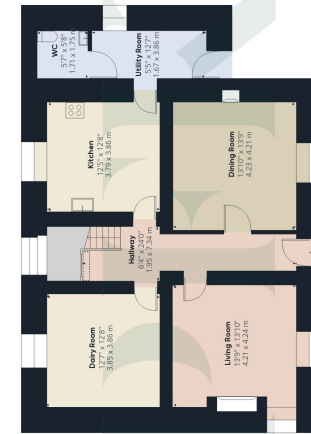
Floor 1 Building 1



Floor 1 Building 2



Floor 0 Building 1



Floor 0 Building 2