

PFK The Golden Fleece, Carleton, Carlisle, Cumbria CA4 0AN
Guide Price: £750,000



LOCATION

The Golden Fleece is located in Carleton, to the south of the Great Border City of Carlisle, with access to M6 Jct 42 and A6 to Penrith is on the doorstep, opposite the existing service station and with multiple exits leading to the Premier Inn Border Gate hotel and restaurant and the villages of nearby Dalston, Durdar, Cumwhinton and Wetheral. A real prime potential spot for new commercial development, STP, or redevelopment of the existing residential properties, you will find this area is on the edge of the new Carlisle Southern Link Road and a gateway to the St Cuthbert's Garden Village project.

PROPERTY DESCRIPTION

The Golden Fleece is located in a most commanding and exciting spot, south of the Great Border City of Carlisle, with immediate access to M6 Jct 42 and A6 to Penrith. A prime potential spot for new commercial development STP, or redevelopment of the existing residential properties, you will find this area is on the edge of the new Carlisle Southern Link Road and a gateway to the St Cuthbert's Garden Village project. Opposite the existing infrastructure of a service station and the Premier Inn Border Gate hotel and with multiple sought after commuter villages ad the city close at hand.

Overall the opportunity consists of 8 acres of land, previously taking on many forms over the years, including a farm and small holding, a commercially successful market garden, growing blackcurrants, strawberries, peaches, nectarines and traditional varieties of apples, with the remnants of it's glory days visible in the remaining large greenhouse and orchards. This property could be rejuvenated to realise it's previous glory days or be reinvented to suit a whole new purpose.

There are three residential properties, the largest is the main house which is a barn conversion carried out in the early 1950's, the cottage which dates historically back to being a public house from the mid 1700's until 1912, and the flat which was converted after the barn. All surrounding a large picturesque courtyard and with additional outhouses known as the piggery, there is also a large Dutch barn, greenhouse and once pristine formal gardens in addition to the worked land.

Part of the land on offer is separate, on the opposite side of the Highways maintained lane, servicing just three properties, and is prominent in visibility and elevation to the M6 roundabout.

The main house comprises kitchen, three reception rooms and ground floor bathroom with two bathrooms and five bedrooms to the first floor and interconnecting access via a bathroom to the flat. The flat offers a large reception room, two bedrooms and kitchen and shares the interconnecting bathroom with the main house. The cottage has in recent years undergone the beginnings of a full renovation with new roof, new double glazing and been stripped back to a shell, with four rooms to the ground floor and three to the first floor.

ACCOMMODATION - GOLDEN FLEECE

Entrance Hall

Accessed via timber double doors. With double height ceiling and exposed stone walls, parquet flooring and doors leading to the kitchen and reception room 1 with access to the lower hallway. The lower hallway has exposed stone walls, wood double cupboard housing the electrics, built in storage cupboard, parquet flooring and door leading to the ground floor bathroom.

Bathroom

2.77m x 1.59m (9' 1" x 5' 3") Fitted with three piece suite comprising wash hand basin, bath and WC. Single glazed timber window to courtyard and parquet flooring.

Kitchen

5.59m x 2.78m (18' 4" x 9' 1") Fitted with base units with double stainless steel sink and drainer unit over with mixer tap. Oil fired Aga, sliding door into the pantry with understairs storage, door to inner hallway and double glazed window overlooking the courtyard.

Reception Room 1

8.39m x 4.34m (27' 6" x 14' 3") With feature stone wall housing an open fire, two single glazed windows and double glazed door leading to the rear garden, two electric storage heaters, solid wood flooring and door to reception room 2.

Reception Room 2

4.35m x 3.87m (14' 3" x 12' 8") With exposed beam, fireplace housing electric heater, door to the inner hallway and double glazed door leading to the rear garden.

Inner Hallway

Giving access to stairs leading to the and door to reception room 3.

Reception Room 3

5.49m (into bay) x 3.92m (18' 0" x 12' 10") With exposed beams, fireplace with electric heater and built in storage cupboards to either side of the chimney breast. Arched mirror fronted door adjoining the cottage (previously led into reception room 4 of the cottage) and double glazed window overlooking the rear garden.

FIRST FLOOR LANDING

With window overlooking the courtyard at half landing level. The landing has doors leading to bedrooms and bathroom.

Bedroom 1

4.34m x 4.22m (14' 3" x 13' 10") with exposed beam, built in double wardrobe, wash hand basin and single glazed timber window overlooking the rear garden.

Bedroom 2

4.34m x 3.70m (14' 3" x 12' 2") with exposed beam, built in double storage cupboard, wash hand basin, electric heater and single glazed window overlooking the rear garden.

Bedroom 3

5.03m x 2.06m (16' 6" x 6' 9") With built in shelved storage cupboard, wash hand basin in vanity unit and single glazed window overlooking the courtyard.

Airing Cupboard

2.04m x 1.58m (6' 8" x 5' 2") Large, walk in shelved airing cupboard housing the header tank and hot water cylinder.

Bedroom 4

4.36m x 3.78m (14' 4" x 12' 5") With exposed beam and wall mounted shelving, loft hatch and single glazed timber window overlooking the rear garden.

Bedroom 5

4.89m x 3.29m (16' 1" x 10' 10") With exposed beam and door to walk in storage cupboard, electric heater and single glazed timber window overlooking the rear garden.

Bathroom 2

2.83m x 2.63m (9' 3" x 8' 8") With wash hand basin, WC and bath, sloping ceiling, double glazed window overlooking the courtyard and additional Velux window.

Bathroom 3 - Interconnecting Bathroom

2.73m x 2.70m (8' 11" x 8' 10") With bath, WC and wash hand basin, sloping ceiling, radiator, single glazed timber window overlooking the courtyard with additional Velux roof light, door leading into the hallway of the flat.

ACCOMMODATION - GOLDEN FLEECE FLAT

Flat - Hallway

Courtyard access via external, iron spiral staircase with direct internal access into the flat from the interconnecting bathroom of the main house. With glazed wood door, parquet flooring and doors leading to all rooms.

Flat - Reception Room

6.46m x 4.73m (21' 2" x 15' 6") With feature beam, exposed stone wall and large log burning stove providing heat to the radiators. Built in storage cupboard housing the hot water cylinder, two electric storage heaters and dual aspect large timber framed picture windows to the side and rear.

Flat - Bedroom 1

4.62m x 3.68m (15' 2" x 12' 1") With exposed beam, built in triple storage cupboard, wash hand basin in vanity unit, electric heater, radiator and rear aspect timber framed window.

Flat - Bedroom 2

3.35m x 2.89m (11' 0" x 9' 6") With exposed beam, built in storage cupboard, electric heater, radiator and rear aspect timber framed window.

Flat - Kitchen

4.66m x 2.39m (15' 3" x 7' 10") With base units, stainless steel sink and drainer unit, electric night storage heater, radiator and wall mounted electric board. Single glazed rear aspect window and single glazed door to the side giving access to an external stone staircase leading down to the courtyard.

ACCOMMODATION - GOLDEN FLEECE COTTAGE

Information

The Cottage is currently a shell, being knocked back to bare brick with a new roof recently fitted.

Cottage - Entrance Hall

Accessed via single glazed wood door with glazed side panel. Access to stairs leading to the first floor and doors leading door to rooms 1 and 2.

Cottage - Room 1

5.37m x 3.35m (17' 7" x 11' 0") With two double glazed windows, double glazed door and open archway giving access into the entrance hall.

Cottage - Room 2

3.41m x 2.89m (11' 2" x 9' 6") With double glazed window overlooking the courtyard and doorway leading to room 3.

Cottage - Room 3

4.70m x 4.36m (15' 5" x 14' 4") With multifuel stove (fitted in 2019), cupboard housing the electrics, doorway leading to room 4, wood door leading out to the courtyard and dual aspect double glazed windows.

Cottage - Room 4

2.83m x 2.35m (9' 3" x 7' 9") With exposed beam, double glazed window overlooking the courtyard, adjoining wall leading back into the main house reception room 3 (previously blocked up) via arched, mirror fronted doorway.

COTTAGE - FIRST FLOOR LANDING

With doors leading to first floor rooms.

Cottage - First Floor - Room 1

5.63m x 3.56m (18' 6" x 11' 8") With double glazed sliding sash window overlooking the courtyard.

Cottage - First Floor - Room 2

3.51m x 2.83m (11' 6" x 9' 3") With double glazed sliding sash window overlooking the courtyard and doors leading to room 3.

Cottage - First Floor - Room 3

4.82m x 4.43m (15' 10" x 14' 6") With original fireplace and stained glass window to the side, double glazed sliding sash window to the rear.

EXTERNALLY

The properties are arranged around a courtyard with double gates wide enough for vehicles providing access from a covered cobbled area leading in below the flat. The courtyard is arranged with the cottage to one side, the flat with the byre and storeroom beneath to another side, the main house to the centre and the piggery forming the remaining side of the quadrangle.

Storeroom

4.85m x 3.79m (15' 11" x 12' 5") Located in the courtyard below the flat (to the right of the entrance archway). With stone flooring, wood stable door and rear aspect window.

Byre

10.03m x 4.90m (32' 11" x 16' 1") Located to the left of the entrance archway below the courtyard. With stone flooring, four windows to the side and rear, wood door and redundant staircase leading up to the hayloft which has now been converted into the flat.

Piggery

Entering via double gates leading into the courtyard, which come in under the flat, providing a covered cobbled area, you will see the piggery on the left hand side with 5 separate doors leading into various single storey outhouse storage areas / coal shed etc.

Dutch Barn

14.57m x 6.44m (47' 10" x 21' 2") Lying outwith the courtyard, arranged over two floors with adjoining single storey shed (6.12m x 3.58m (20' 1" x 11' 9")) and a large greenhouse, (11.91m x 5.84m (39' 1" x 19' 2")) previously used for growing nectarines and peaches.

Gardens

The property sits within formal gardens and is surrounded by 8 acres, just off the A6. A small portion of land lies to one side of a highway running from the A6 with the remainder lying to the other side.

ADDITIONAL INFORMATION

Septic Tank

We understand that the septic tank located at the property does not comply with regulations introduced on 1 January 2020, and any prospective purchasers would be required to install a replacement.

Council Tax, Tenure & EPC

Golden Fleece
Council Tax: Band F
Tenure: Freehold
EPC rating F

Golden Fleece Cottage
Council Tax: Band B
Tenure: Freehold
EPC rating G

Golden Fleece Flat
Council Tax Band B
Tenure: Freehold
EPC rating G

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 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; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, water and septic tank drainage. Electric heaters installed where mentioned with an oil fired Aga in the kitchen of the main house. 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 Carlisle office, 01228 558 666.

Directions: The Golden Fleece is in an exceptionally prominent position found just off the M6 Jct 42 roundabout on the the A6 exit to Penrith, opposite the services. It can be located with the postcode CA4 0AN and identified by a PFK For Sale board, or using What3Words [///rates.uses.title](#)



