



Calva
Upton | Caldbeck | Wigton | Cumbria | CA7 8EU

FINE & COUNTRY

CALVA



Calva is a spacious, five bedroom property, perfectly located in the popular and picturesque village of Caldbeck, nestled on the northern edge of the Lake District National Park.



ACCOMMODATION

Calva has been owned by the current family for 33 years and was their main residence until 2018 when it was then used as a successful Holiday rental. Entering the property a spacious boot room is the perfect place to keep coats and boots after a scenic walk, of which there are plenty in the area. A downstairs cloakroom is also located from here and has enough space to double as a laundry room.

Via the main hallway you gain access the Living room. This cosy space benefits from views to the front of the property and an open fireplace, the perfect place to snuggle up and relax after a day on the fells. In the adjacent room, a large kitchen dining room acts as the communal space to sit, eat and relax. The kitchen units offer ample storage, space for two fridges or freezers and a large range style cooker with five electric hobs, two ovens and a grill. The dining area can accommodate a large dining table, currently shown with an 8-seat variant. French doors also open to give access to a sheltered and private patio area for alfresco dining.

The Garden room or Family room is a bright and airy space, offering fabulous panoramic views of the garden. Wooden flooring provides a warm, cosy feeling, and an additional set of French doors offer further access to the patio and garden space. A spiral staircase can also be found in this room, providing direct access up to the primary bedroom.

Upstairs Calva boasts four double bedrooms plus a smaller, single room, currently used as a store for the holiday rental business. The guest double bedrooms all offer built in storage space while the generous primary bedroom features an en suite bathroom and vaulted ceilings, exposed beams, and fantastic views of the garden and Caldbeck fells beyond. A recently refurbished family bathroom is tastefully styled and benefits from a shower over bath, double sink with vanity storage and a large mirror giving a sense of space and natural light.







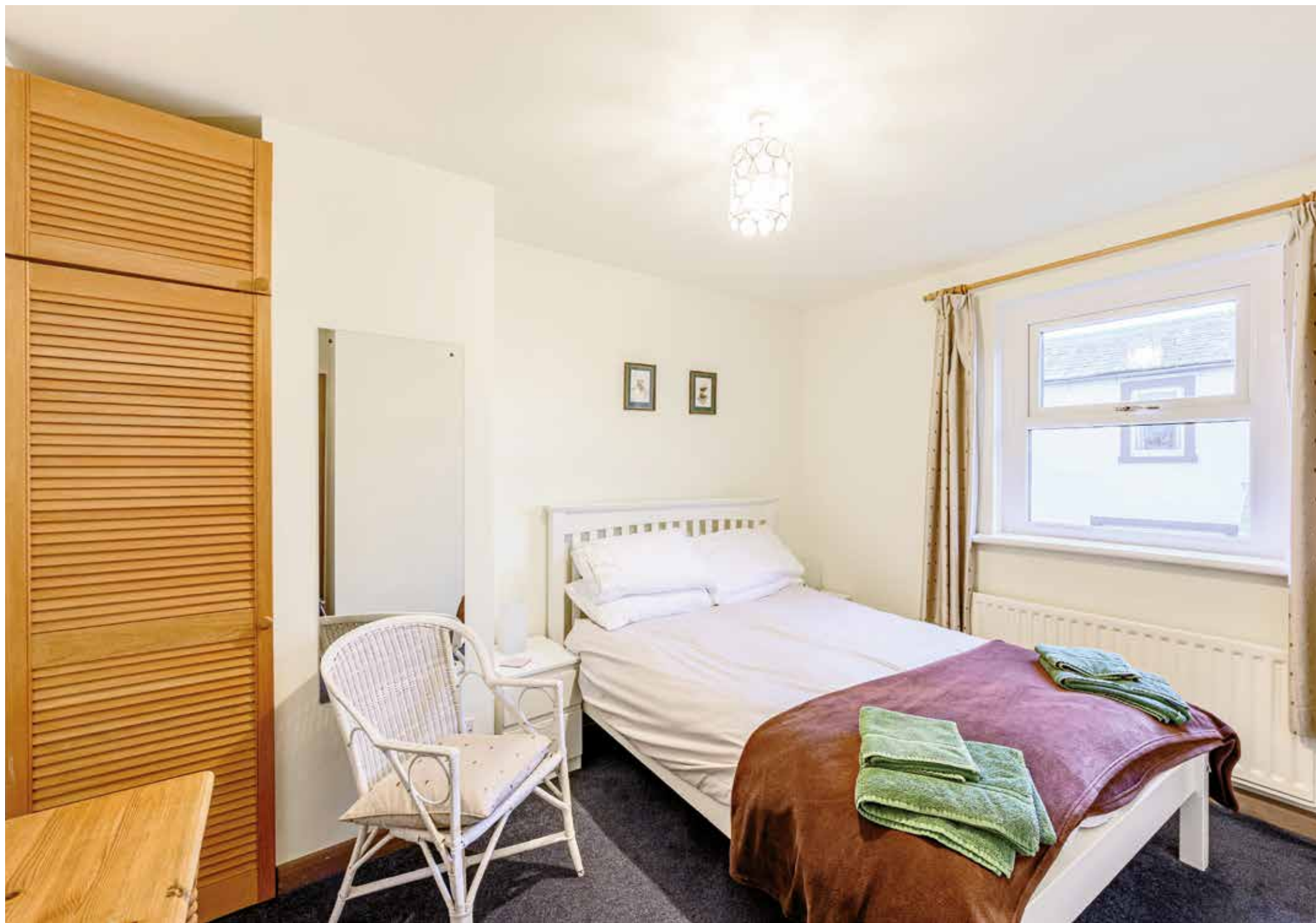


















OUTSIDE

Calva offers ample parking for several cars, a path that allows access around the property and a generous mature garden to the rear. The elevated lawn is surrounded by mature trees, plants and hedge giving privacy and a haven for birds and other wildlife. A garden shed and greenhouse are also offered giving added practicality. Sandstone steps, flanked by a stone wall head down to the patio area which is the ideal place to relax and enjoy the outside space in a private and sheltered environment.











INFORMATION

LOCATION

Living in Caldbeck offers a unique blend of natural beauty, community spirit, and convenience. Nestled in the stunning landscapes of the Lake District National Park, this picturesque village is located along the Cumbrian Way, making it a haven for walkers and outdoor enthusiasts. High Pike, a stunning walk, is only a 15 minute walk from the property and is just one of many fantastic paths and scenic routes in the northern fells that can be easily accessed from Calva.

Caldbeck offers an excellent, well stocked local shop. The historic Priest's Mill features a fantastic café plus local crafts people manufacturing and selling beautifully crafted items such as wool, painting and prints plus other hand made gifts. The mill also adds a touch of charm and serves as a reminder of the village's heritage, while the local cafés and pub provide warm, welcoming spaces to relax and socialize.

Families are well-catered for, with a good primary school in the village and easy access to a selection of excellent secondary schools nearby. Caldbeck also boasts a busy and active community, hosting a variety of events and activities that bring residents together. Surrounded by breathtaking scenery and offering a peaceful yet

ADDITIONAL INFORMATION

Calva is supplied by mains electricity, water (metered) and sewerage. Heating is provided by an oil central heating system.

Broadband service is good, and is currently provided by Vodafone with speeds averaging 50mbps.

Tenure: Freehold.

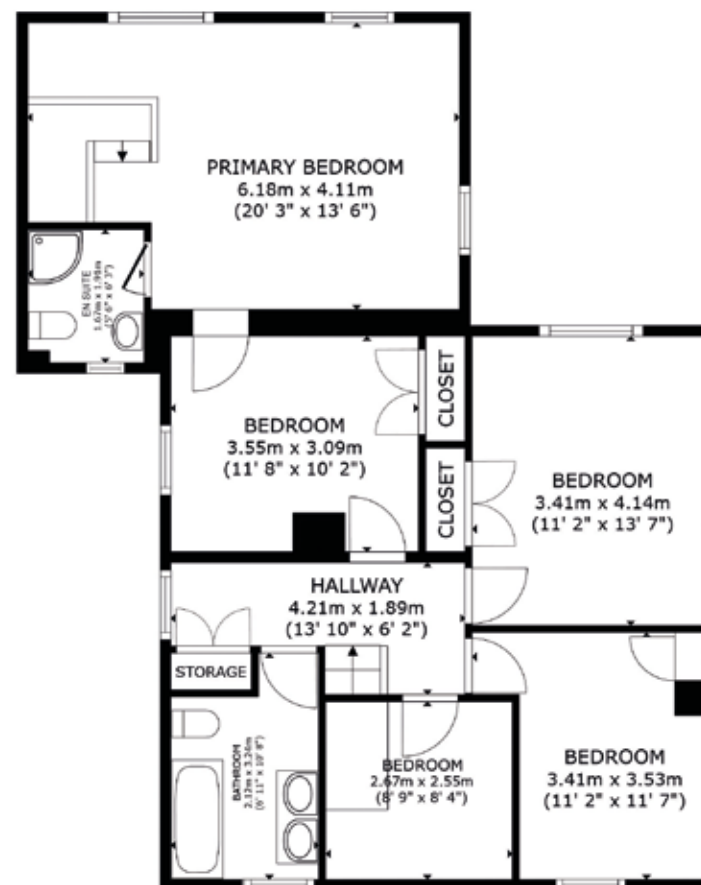
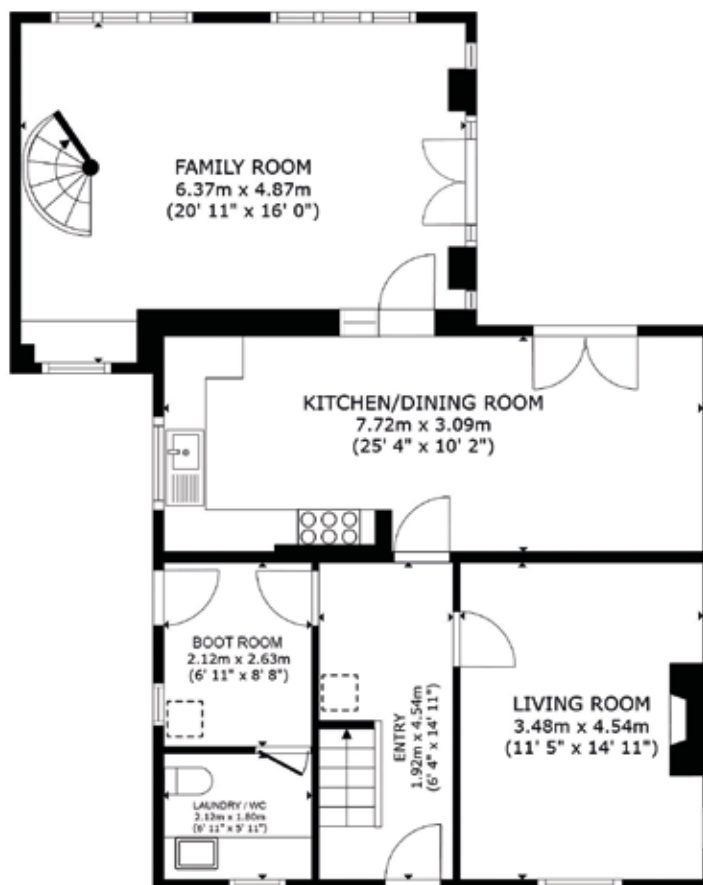
EPC rating: D

Council Tax: Previously recorded as D (Currently exempt and the property qualifies for small business rate relief. Potential buyers would need apply to change use back to residential if required)

Local Authority: Cumberland Council

Viewings - Strictly by appointment with the sole selling agents, Fine & Country Cumbria. T: 01228 583109

Offers - All offers should be made to the offices of the sole selling agents, Fine & Country Cumbria by e-mail at cumbria@fineandcountry.com



GROSS INTERNAL AREA
 FLOOR 1 89.4 m² (962 sq.ft.) FLOOR 2 88.4 m² (952 sq.ft.)
 TOTAL : 177.9 m² (1,914 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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