



Alpine Cottage
Raughton Head | Carlisle | CA5 7DD

ALPINE COTTAGE



Tucked away in the heart of the picturesque village of Raughton Head, Alpine Cottage is a superb family home offering style, space, and a wonderful sense of privacy. Occupying a generous 0.5-acre plot behind electric gates, this beautifully reconfigured and upgraded property perfectly balances modern design with a warm and welcoming character.



ACCOMMODATION

From the moment you step into the light-filled entrance hall, Alpine Cottage feels special. At its heart is a striking open-plan kitchen, dining, and living space with an industrial-inspired edge. A seated island and integrated appliances make it perfect for entertaining, while a concealed utility space keeps the layout practical and clutter-free. French doors open onto a paved patio, creating a seamless connection between inside and out – perfect for alfresco dining or summer gatherings.

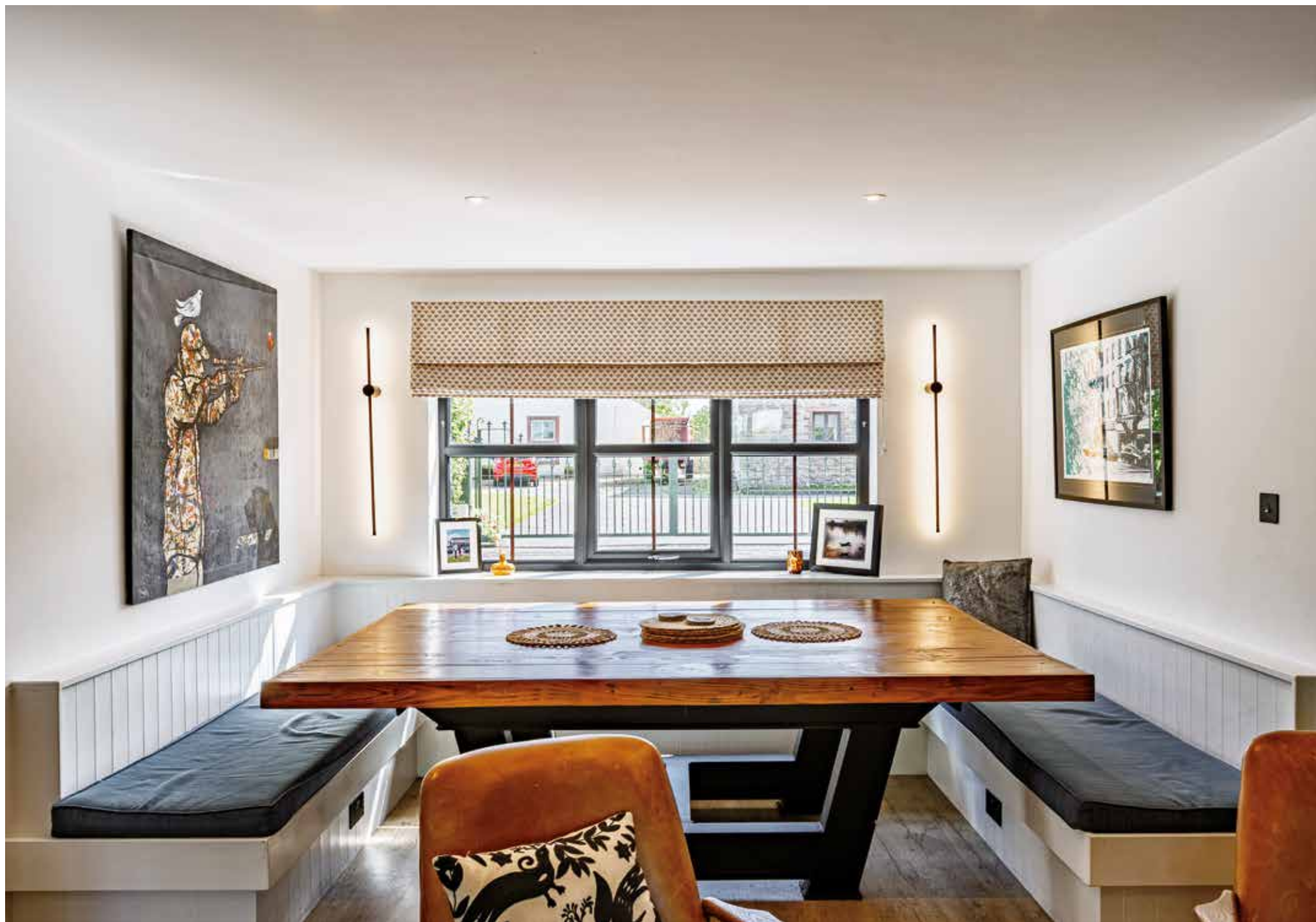
The main living room is generously proportioned, with a feature wood-panelling and a multi-fuel stove that makes this the cosiest of spaces on winter nights. Double doors lead through to the conservatory, a bright and relaxing spot that overlooks the gardens. An additional ground floor room provides excellent versatility – currently a playroom, but with its own en-suite shower room, it is equally suited as a ground-floor fifth bedroom, guest suite, or spacious home office.













UPSTAIRS

Upstairs, a galleried landing enhances the sense of space and could easily serve as a study or reading nook. The main bedroom enjoys a garden outlook, fitted wardrobes, and a recently upgraded en-suite shower room. There are three further well-proportioned bedrooms and a family bathroom, beautifully finished with a freestanding bath and walk-in shower.

















OUTSIDE

Alpine Cottage's wraparound gardens are a true highlight. Mature hedging provides privacy, while expansive lawns, two separate patios, and a large detached garden room offer plenty of options for entertaining, play, or peaceful relaxation. The gated driveway provides secure parking for several vehicles and leads to the integral double garage with electric doors.







LOCATION

Raughton Head is a charming and close-knit village with a church and a well-regarded primary school, surrounded by rolling countryside and riverside walks. The nearby village of Dalston is just a short drive away and offers both primary and secondary schools, a Co-op, two pubs, and a selection of shops and services. Carlisle (8 miles) and Penrith (16 miles) provide further amenities and rail links, while The Lake District National Park is within easy reach – making Alpine Cottage perfectly placed for both work and leisure.



GENERAL REMARKS AND INFORMATION

Viewings

Strictly by appointment through the sole selling agents Fine & Country.
Tel 01228 583109

Offers

Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession

The Freehold title is offered for sale with vacant possession upon completion.

EPC Rating: E

Services

Alpine Cottage is served by LPG, electricity & water. Sewage is dealt with via a private septic tank. Fibre broadband is available in the area, currently provided by BT with advertised speeds of XXXXmbps

Council Tax

Local authority – Cumberland council. Council tax G

Money Laundering Obligations

In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media

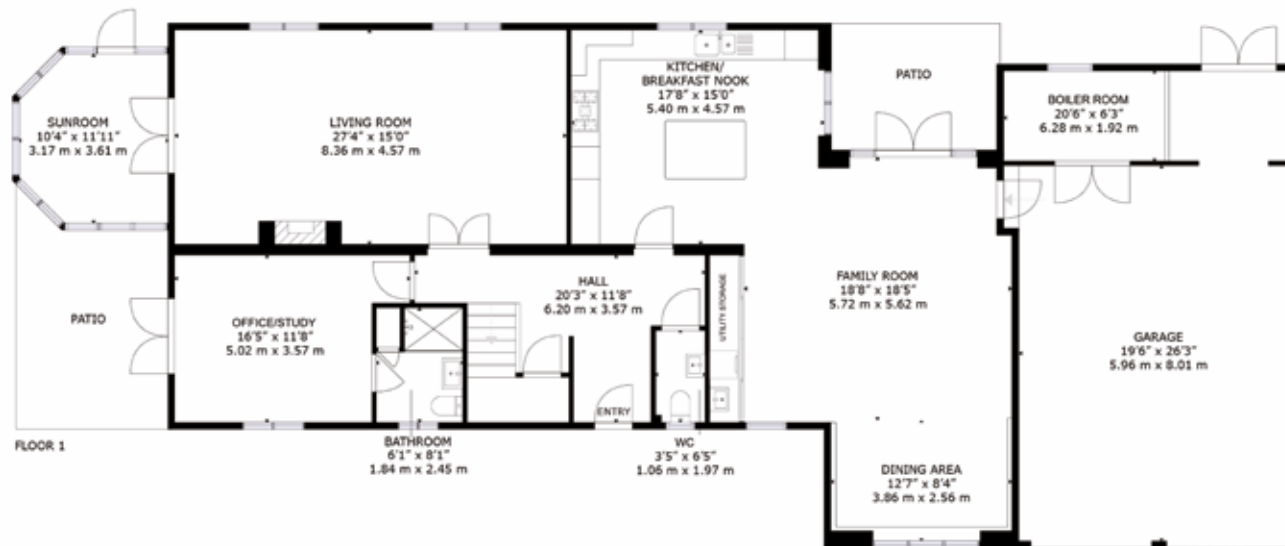
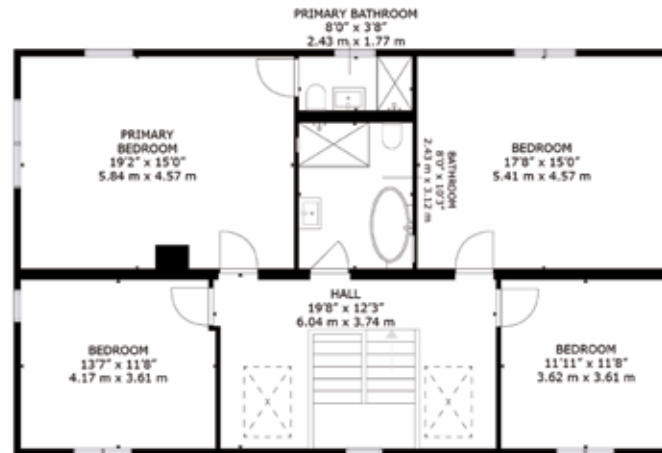
Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://facebook.com/Fine%20Country%20Cumbria) and Instagram on [@fineandcountrycumbria](https://www.instagram.com/fineandcountrycumbria)

Referrals

Fine & Country work with preferred providers for the delivery of 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 Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT

Money Laundering Regulations

We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.



GROSS INTERNAL AREA
FLOOR 1: 1713 sq.ft, 159 m², FLOOR 2: 1248 sq.ft, 116 m²
EXCLUDED AREAS: GARAGE: 655 sq.ft, 60 m²
TOTAL: 2961 sq.ft, 275 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		81 D
39-54	E	82 E	
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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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