

Finest

PROPERTIES

finest.co.uk

Dalston | Carlisle | Cumbria

Dubcroft





Accommodation in Brief

Ground Floor

Entrance Vestibule | Hall | Sitting Room | Study | Dining Room
Open Plan Kitchen & Garden Room | Utility Room | WC

First Floor

Bedroom with En-suite Shower Room | Four Further Bedrooms | Family Bathroom

Second Floor

Three Generous Loft Rooms

Externally

Detached Studio | Driveway & Parking | Double Garage with Workshop
Single Garage | Stables | Tack Room | Formal Gardens | Orchard Garden
Two Paddocks of Around 0.73 Acres | 1.08 Acres in All







The Property

Dubcroft is a lovely double fronted detached property built in beautiful traditional Cumbrian style and occupying a generous plot of around 1.08 acres in all. In addition to the main house, the property incorporates gorgeous gardens and a fine range of outbuildings including a detached studio and garaging. Stables and a tack room combine with two excellent paddocks to offer a fabulous compact equestrian set up, with far-reaching views stretching away over attractive countryside.

The front door opens to a vestibule with fully glazed inner door and side panels, linking onwards to the bright and welcoming hall. To one side is the generously proportioned sitting room with a dual aspect including patio doors to the south elevation bringing lots of natural light. A feature fireplace with marble surround and hearth acts as a central focal point, and glazed double doors open to the adjoining study. This is a great place to work from home. Across the hall is the dining room with more formal entertaining space and a charming serving hatch that connects to the kitchen.

The open plan kitchen and garden room is a wonderful place to cook, dine and entertain. The kitchen area is fitted with an abundance of cabinetry with pretty decorative tiling and a grand AGA. The kitchen flows into dining area and onwards into the garden room with wrap around glazing and a vaulted ceiling supported by handsome exposed beams. Relaxing views look over the rear gardens, and French doors step out to the patio. A large utility room serves the kitchen with additional sink, storage and space for white goods along with external access. A useful WC completes the ground floor accommodation.

The spindled staircase rises to a half landing bathed in light from a tall arched window, then continues to the first floor landing. There are four double bedrooms and a small single arranged across the first floor, all finished in elegant and relaxing style. Two of the bedrooms feature extensive fitted storage, while another benefits from an en-suite shower.

The family bathroom suite comprises bath, wash hand basin set in a vanity unit, WC and heated towel rail.

A spiral staircase from the landing leads up to the second floor and another three rooms of impressive size. These rooms provide vast storage space and could be used to extend the living accommodation, subject to securing the necessary planning consents.

Standing detached from the house is the substantial studio building. Thoughtfully constructed to blend with the appearance of the main house, the studio is incredibly versatile. The vaulted ceiling soars above an open room with practical floor tiling. This is a delightful craft or hobby room, and could offer home working space that keeps work and family life firmly apart.



Externally

Dubcroft is approached onto a gated and gravelled driveway with parking for numerous vehicles. Yet more parking is provided by a double garage with workshop to the rear and another single garage. Both garages have electric doors. The garaging forms part of the fabulous range of outbuildings, along with three stable bays and a tack room.

To the front of the house is a productive orchard garden. To the rear there are superbly maintained formal gardens with manicured lawns, patio, pond, raised planting beds and a lovely pergola walkway that adds form and character. The gardens are enclosed by well-kept hedging and stone wall boundaries.

Two paddocks extend to around 0.73 acres in all, again beautifully maintained and well-fenced. There is roadside access and the paddocks will appeal greatly to all equestrian enthusiasts looking for a fabulous manageable set up.





Local Information

The property sits amongst beautiful Cumbrian countryside with easy access to the northern fells of the Lake District National Park. The popular village of Dalston is nearby and offers a full range of everyday amenities. Other nearby villages include charming Caldbeck and Hesket Newmarket. From the doorstep there is a delightful array of footpaths and bridleways through stunning countryside, along the River Caldew and then onwards into The Lake District, where a host of activities and water sports await.

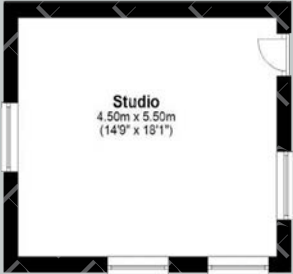
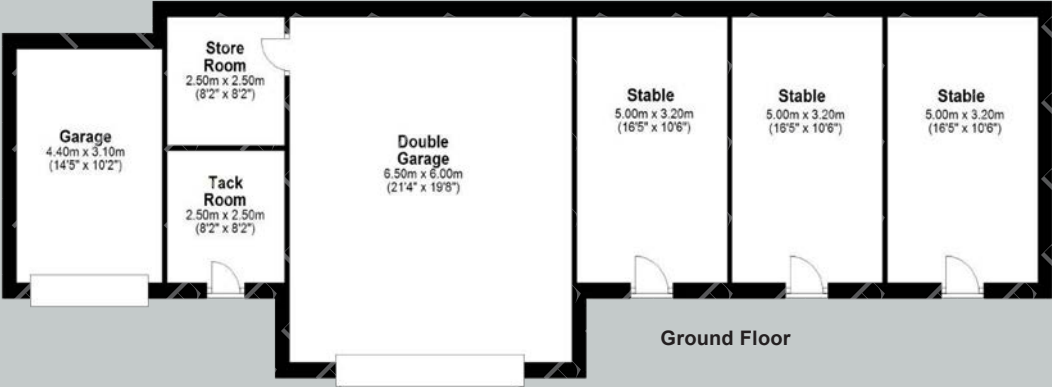
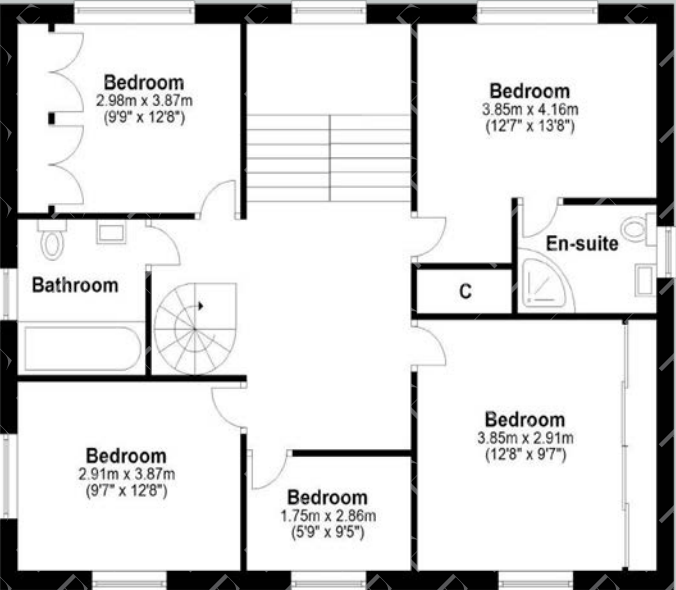
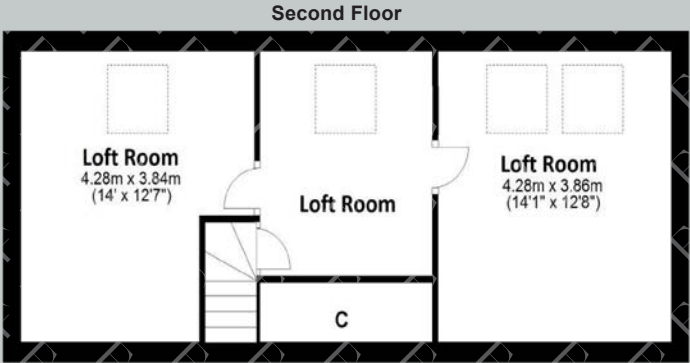
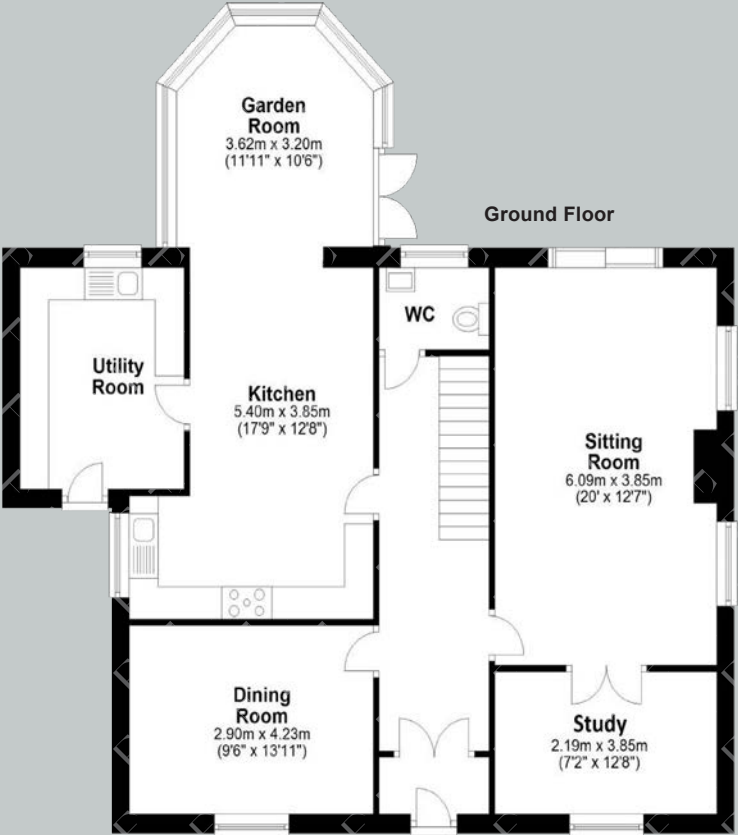
The regional capital of Carlisle is within easy reach and offers an excellent range of social, leisure and retail opportunities, along with an impressive cathedral and castle. In the opposite direction lies the historic market town of Penrith, whilst Wigton is in a westerly direction. The property is also well-located for easy access to the Lake District National Park, the lovely west coast of Cumbria and the Scottish Borders.

For primary education there is a primary school in Dalston and other village schools in nearby Raughton Head, Ivegill, Caldbeck and Rosley, or for independent schools, there is Hunter Hall in Penrith and Lime House for children from the age of 7 to 18 years. Secondary education is provided in Dalston at Caldew School or at the highly-regarded Queen Elizabeth Grammar School in Penrith or Nelson Thomlinson in Wigton. Further independent schooling is available at Lime House School located in between Raughton Head and Dalston and Austin Friars in Carlisle, which provides co-educational schooling from 3-18 years.

For the commuter junctions 41 and 42 of the M6 are within easy reach for travel south and north. The road network provides excellent links to Wigton and West Cumberland.

West Coast mainline rail services are available at Penrith and Carlisle providing fast and frequent services to London Euston in just over three hours, Manchester (including direct trains into Manchester International Airport) in less than two hours, and Glasgow and Edinburgh in just over an hour. The railway station at Dalston provides local services to west Cumbria and Carlisle.

Floor Plans



Total area: approx. 241.1 sq. metres (2595.4 sq. feet)

Google Maps

what3words



///glades.thrillers.animated

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Oil-fired central heating. LPG.
Private drainage to septic tank. Solar panels.

Postcode

CA5 7EN

Council Tax

Band E

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk



Finest

PROPERTIES

White Ox | Scotland Road | Penrith | CA11 8QN

0330 111 2266 | contact@finest.co.uk

finest.co.uk

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.