













## Accommodation in Brief

### Ground Floor

Porch | Entrance Hall | Kitchen | Utility Room | Living Room | WC

### First Floor

Principal Bedroom with en suite | Bathroom | Three Double Bedrooms









## The Property

On the outskirts of the picturesque village of Dalston, Smithy Cottage is a delightful barn conversion that has all the quintessential characteristics of a country-style retreat. Tucked away from view, this rustic home is a sanctuary with serene and semi-rural surroundings. Outdoor enthusiasts will delight in taking scenic walks along the River Caldeu or into Dalston, where you'll find a full range of everyday amenities. This is the first time in 40 years Smithy Cottage has been on the market, presenting a rare opportunity.

The gated gravel driveway, front garden with attractive landscaping, and projecting porch way combine to create a charming aesthetic. Green painted accents around the window and door frames helps blend the house with its surroundings while adding a distinctive touch of character.

Inside, a large entrance hall guides you to the downstairs reception rooms, the separate WC, or up to the first floor. The kitchen has a rustic farmhouse feel with exposed beams, shaker-style wall cabinets, base wooden cabinetry and a three-door gas AGA. There is ample space for a large dining table and chairs, and an adjoining utility room offers additional convenience and houses the gas boiler.



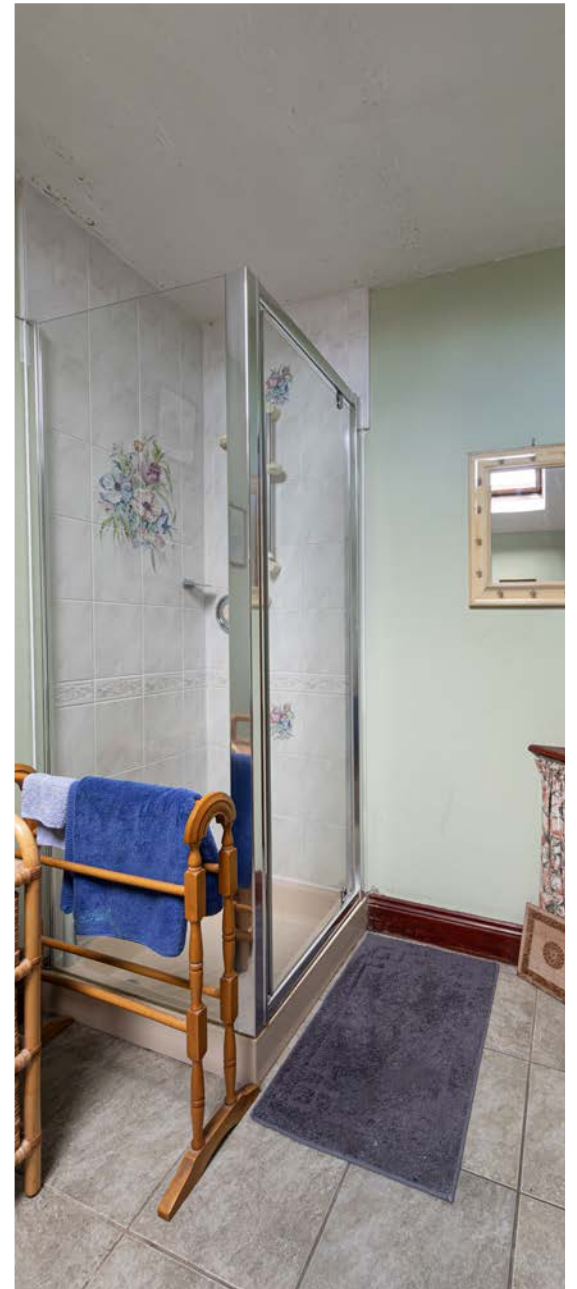
The spacious living room is a welcoming and relaxing space, featuring French doors that flood the room with natural light. The fireplace, with its striking light marble surround and hearth, serves as the focal point. Doors from both the kitchen and the living room open onto a private courtyard at the rear of the property, perfect for al fresco dining or entertaining. Upstairs, a spacious landing grants access to four double bedrooms and a family bathroom.

The principal bedroom benefits from an en suite complete with a power shower. Two windows with accompanying window seats provide ample natural light, and twin arrow slit windows create a unique visual element.

The large room at the opposite end of the property currently serves as an additional living area but could easily be set up as a fourth bedroom. It is characterized by a large fireplace, a brick feature chimney breast, and a vaulted ceiling with exposed beams.









## Externally

A combination of fences and hedges assist in keeping Smithy Cottage private and secluded. A manicured garden, laid mainly to lawn and bordered by decorative planting, wraps around the property starting at the gated entrance.

The gravelled drive provides off-road parking for multiple vehicles and leads to a private courtyard between the house and three outbuildings. Two of the detached barns can provide shelter for vehicles, while the third is currently used for storage. These outbuildings could be converted into an annexe, home office, or dedicated workshop space, subject to necessary permissions.

To the rear of the outbuildings, there is a secluded wild garden that is partly south-facing and boasts views of the neighbouring field.







## Local Information

The popular village of Dalston offers a full range of everyday amenities. From the doorstep there are delightful walks and rides through stunning countryside and then onwards into the Lake District National Park. 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. The property is also well-located for easy access to Penrith, the Lake District National Park and the Scottish Borders.

For primary education there are village schools in nearby Ivegill and Raughton Head, Dalston, or the independent Hunter Hall School in Penrith. Secondary education is provided in Dalston or at the highly regarded Queen Elizabeth Grammar School in Penrith. Further independent schooling is available at Lime House School near Dalston and Austin Friars in Carlisle, both of which provide 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. West Coast mainline rail services are available at Penrith and Carlisle and provide 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.

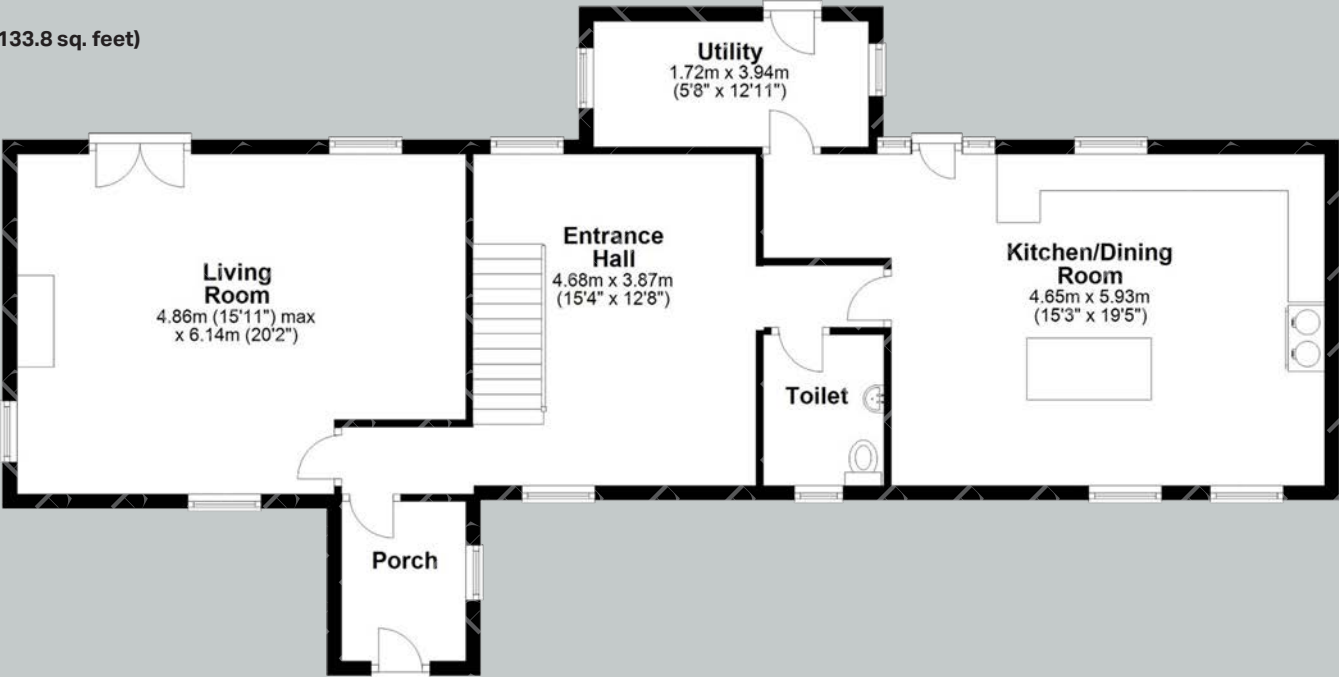


# Floor Plans

Total area: approx. 198.2 sq. metres (2133.8 sq. feet)



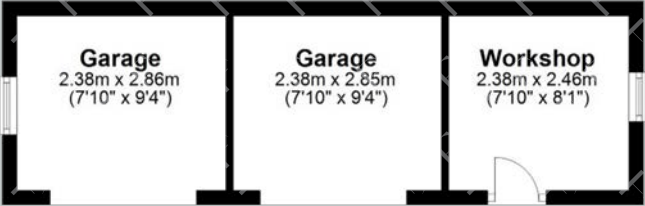
Ground Floor



First Floor



Outbuilding





Google Maps

what3words



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## 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, gas, water and drainage.

Gas central heating.

Postcode

CA5 7BH

Council Tax

Band C

EPC

Rating E

Tenure

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)









# Finest

PROPERTIES

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