



## Waters Mill, Roweltown, CA6 6LH

In Excess of £425,000





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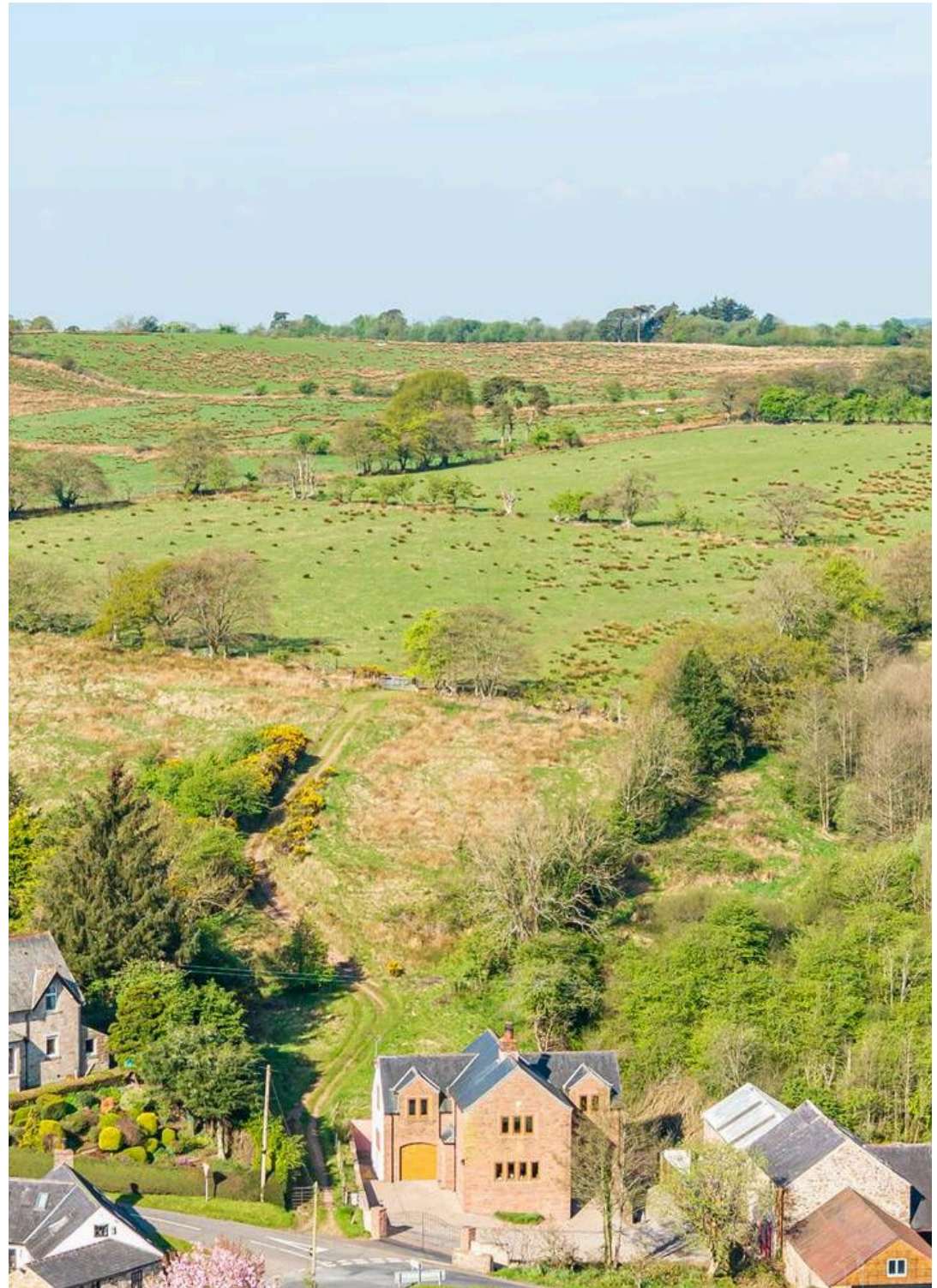
- Spacious and modern four bedroom house
- Open plan living on the ground floor including spacious lounge and French doors to patio
- Luxury handmade kitchen with Bosch fitted appliances and dining area
- Three oversized bedrooms and a double bedroom with built-in wardrobes
- State of the art NK Porcelanosa family bathroom and en-suite guest, jack and jill shower room
- Two integrated garages with electric doors with accommodation conversion possibility
- 0.72 acre plot
- Additional land available by separate negotiations
- Situated in a peaceful hamlet within driving distance of Longtown and Carlisle

A beautifully presented four bedroom property boasting two integrated garages with electric doors, extensive driveway, private gardens and land extending to an estimated 0.72 acres with the option to purchase additional land.

**Council Tax Band:** E

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** C





Waters Mill is a spacious and modern four bedroom home part of an attractive hamlet in a rural situation with an open outlook over the surrounding Cumbrian countryside. The property benefits from a strip of land to the rear with a total acreage of 0.72 acres. There is also additional grazing land to purchase available by separate negotiation.

### **The Accommodation**

Waters Mill is a well constructed, spacious family home with open plan living on the ground floor and spacious bedrooms on the first floor. The front door welcomes you to an entrance vestibule with ample room for coats, boots as well as access to the garage and a downstairs w.c with small wash hand basin. Sliding oak doors welcome you to the heart of the home. The entire ground floor is open plan, with plenty of space for dining and living and features a magnificent, woodburning stove set in an open fireplace with solid oak mantel, same oak as the staircase.

The kitchen is beautifully tiled, with handmade german Scheuller dark oak kitchen units and warming cupboards with stunning, quartz stone granite work tops. The kitchen is fitted with top of the range Bosch appliances including an integrated espresso machine, wine cooler, double oven, induction hob and built in hot plate cupboard. Plumbing is available for an American style fridge. There is an access door off the kitchen with coat rack rail and storage area to the second of the two garages.



On the opposite side of the house, the living area is flooded with light from the French doors which step out to the rear patio and garden. A handmade American white oak double galleried staircase with acorn finials divides the kitchen and living area which leads to the first floor and split landing.

The master bedroom, which is an impressive 5.7m x 3.26m, not only has stunning views of the countryside across the road but also features a door into the family bathroom acting as it's very own en-suite bathroom with NK Porcelanosa bathroom fittings inc duel, wall mounted sinks and touch activated led mirrors, oval bath tub, luxury toilet, towel rail and walk-in system pool shower. The bathroom is beautifully presented with large, bespoke tiles and led lights. At each side of the house are two further bedrooms, identical in size fitted with chapel windows and velux to the rear.

A fourth bedroom/study is situated in the centre of the house. This room features two built-in wardrobes with door mounted mirrors. It also benefits from a jack and jill en-suite, of the same standard to the main bathroom with the large bedroom on the right side of the house.





## Outside

The house and driveway is accessed through large, iron archtop gates from the road. The outdoor space benefits from an extensive driveway and garden area at the front of the house which could be fenced to make an additional outdoor seating area. A large second garden area is located at the back of the house. There is a strip of land up the hill with potential paddock at the top of the hill which could be fenced for livestock. There are several larger fields at the top of the hill estimated 6 and 10 acres with a water trough which are available to purchase by separate negotiation with the land owner. The land owner is flexible on the amount of land he is prepared to sell and therefore this property lends itself for equestrian buyers also.

## Situation

Lyneholmford, situated in the scenic landscapes of Cumbria, is a charming locale known for its tranquility and picturesque surroundings. Nestled in the countryside, this hamlet offers residents and visitors a peaceful retreat. Accessibility is facilitated by its proximity to major roadways, including the nearby A7, ensuring convenient connections to nearby towns like Longtown and Carlisle. Notably, just around the corner, residents can enjoy the hospitality of the Crossings Inn, a local establishment known for its warm ambiance and perhaps a cozy spot for socializing. Generally, for more comprehensive amenities such as supermarkets, healthcare facilities, and schools, residents may need to travel to nearby towns like Longtown or Carlisle, or the A69 provides easy and convenient access to Newcastle, Hexham and Northumberland.

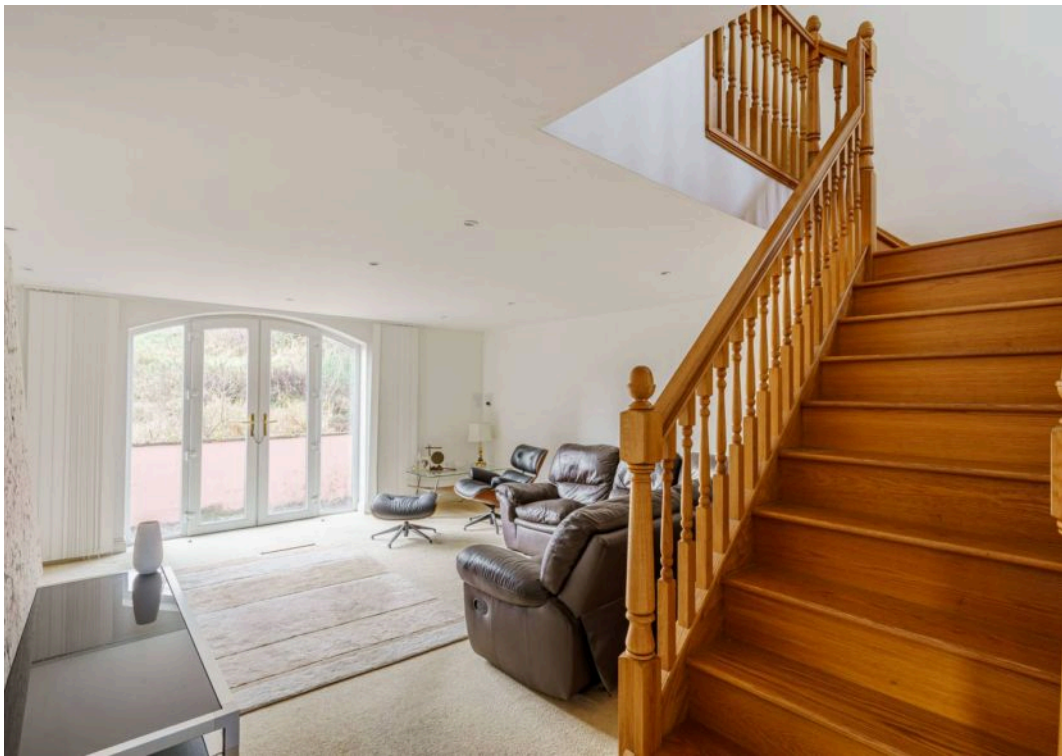
## Directions

From Longtown take the A6071, turning left at Smithfield. Follow this road, turning left at Hethersgill and continue through Roweltown until you come to the crossroads with the Crossings Inn on your left. Turn left towards Lyneholmford on the B6318 and the property is at the bottom of the road before the bridge. Brampton is only a short drive away with a great variety of shops and amenities.

**What3words:** ///spotty.streak.irritated



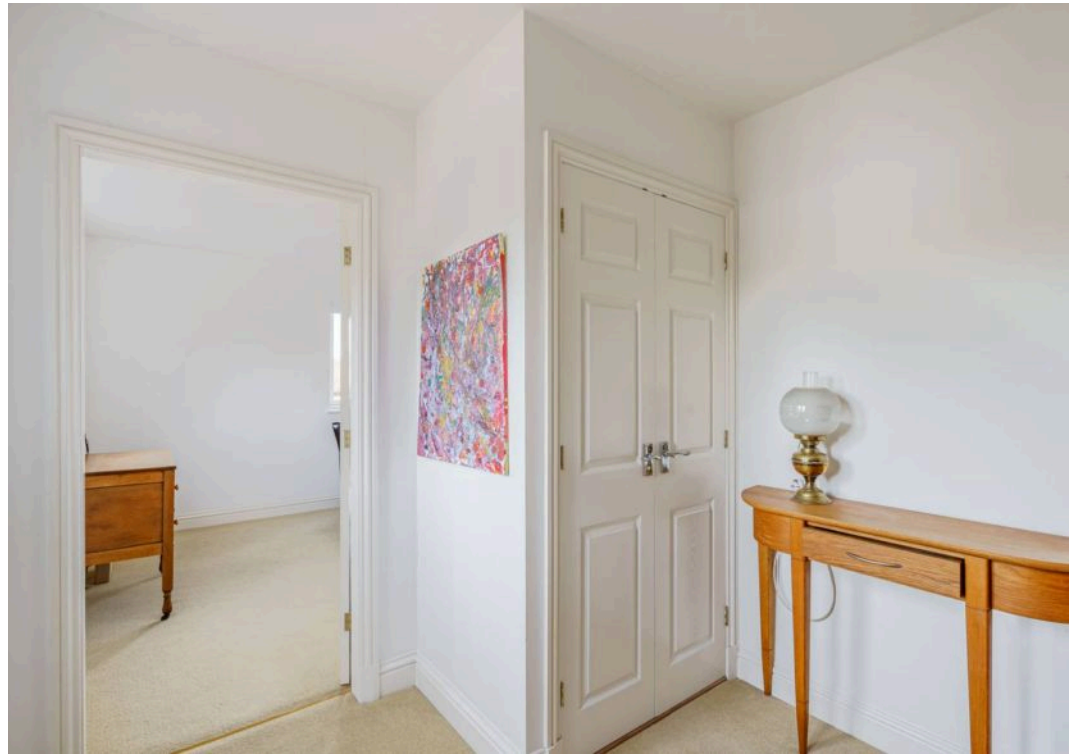
















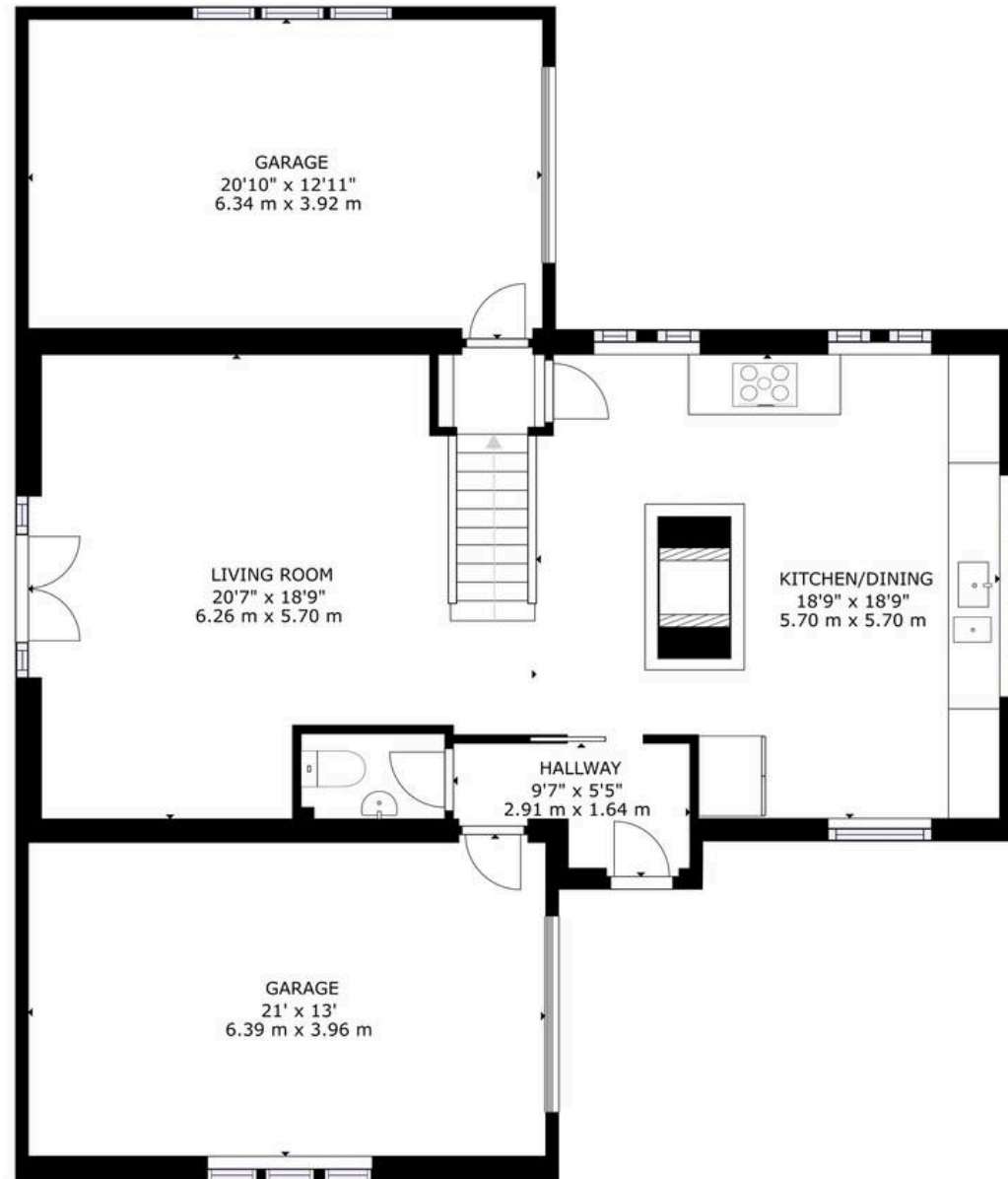








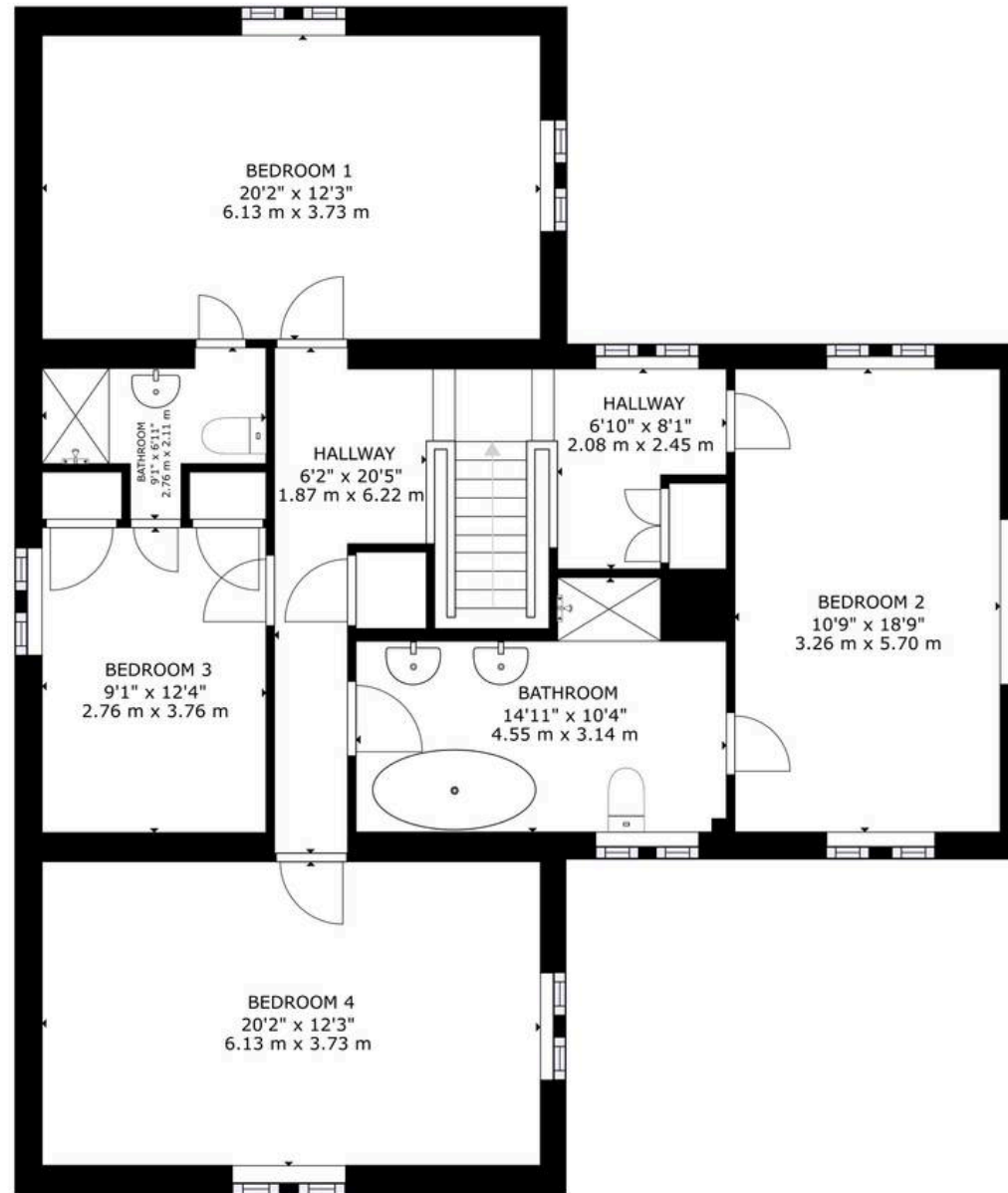




FLOOR 1:

GROSS INTERNAL AREA  
FLOOR 1: 784 sq ft, 72.88 m<sup>2</sup>, FLOOR 2: 1366 sq ft, 126.89 m<sup>2</sup>  
EXCLUDED AREA; GARAGE: 550 sq ft, 51.03 m<sup>2</sup>  
TOTAL: 2150 sq ft, 199.77 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 784 sq ft, 72.88 m<sup>2</sup>, FLOOR 2: 1366 sq ft, 126.89 m<sup>2</sup>  
 EXCLUDED AREA; GARAGE: 550 sq ft, 51.03 m<sup>2</sup>  
 TOTAL: 2150 sq ft, 199.77 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**Right of Access:** A postman's walk existed through the land by owners permission from decades ago.

**EPC Rating:** C

**Services:** Waters Mill is serviced by oil central heating, mains water, mains electricity and a sewerage treatment plant.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. 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.

**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.

**Local Authority:** Carlisle City Council, Civic Centre, Rickergate, Carlisle CA3 8QG. Tel: 01228 817200. The house is in Council Tax Band E.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

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