

# Crofton Hall Farm

CROFTON | THURSBY | CARLISLE | CUMBRIA



**FINEST**  
PROPERTIES



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A striking detached house set in glorious Cumbrian  
countryside, offering large gardens and driveway

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Thursby 1.7 miles | Wigton 4.3 miles | Dalston 5.4 miles | Carlisle City Centre 8.9 miles  
M6 J42 10.8 miles | Penrith 21.0 miles | Keswick 22.9 miles









## Accommodation in Brief

Entrance Hall | Sitting Room | Garden Room | Kitchen/Dining Room  
Utility Room | WC | Rear Porch | Principal Bedroom with En-suite Shower  
Room | Two Further Bedrooms | Family Bathroom

Driveway | Gardens











## The Property

Crofton Hall Farm is an eye catching detached house set within unspoiled open countryside and a rural community, yet within easy reach of the regional capital of Carlisle and all it has to offer. The attractive red stone and render property is immaculately presented with neutral décor and is ready to move straight into. It is incredibly light and airy, and includes some lovely features such as wooden internal doors throughout and a dual fuel stove set within a stone inglenook fireplace in the sitting room.

The large entrance hall opens onto a fantastic sitting room and garden room, the latter with exposed wooden ceiling beams, underfloor heating, double doors out into the garden and fabulous views across the fields. Light floods in through the many windows and creates a wonderful and homely place to relax and entertain. Across the other side of the entrance hall is the kitchen/dining room with an excellent range of wooden wall and floor units and integrated appliances including a double oven, dishwasher and electric hob. There is ample space for a good sized table and chairs beside the double doors into the garden, to enjoy further magnificent views whilst dining. Off the kitchen is a useful utility room plumbed for a washing machine and with space for a tumble dryer and large fridge/freezer. A WC and a handy porch can be found to the rear of the house.

A beautiful oak staircase leads up from the entrance hall to the first floor, where the principal bedroom runs the full length of the house, with windows on three sides to take in the spectacular, far-reaching views, and a smart en-suite shower room. The two further double bedrooms, one with built-in wardrobe, are served by a well-presented family bathroom with shower cubicle and separate bath.







## Externally

Accessed via a gated tarmacadam driveway leading to paved parking for several vehicles, Crofton Hall Farm sits in the centre of a generous plot with private lawns, mature trees and amazing open countryside views. A raised gravel area beside the house is perfect for growing a variety of plants and shrubs.

Crofton Hall Farm covers 0.76 acres of land altogether.







## Local Information

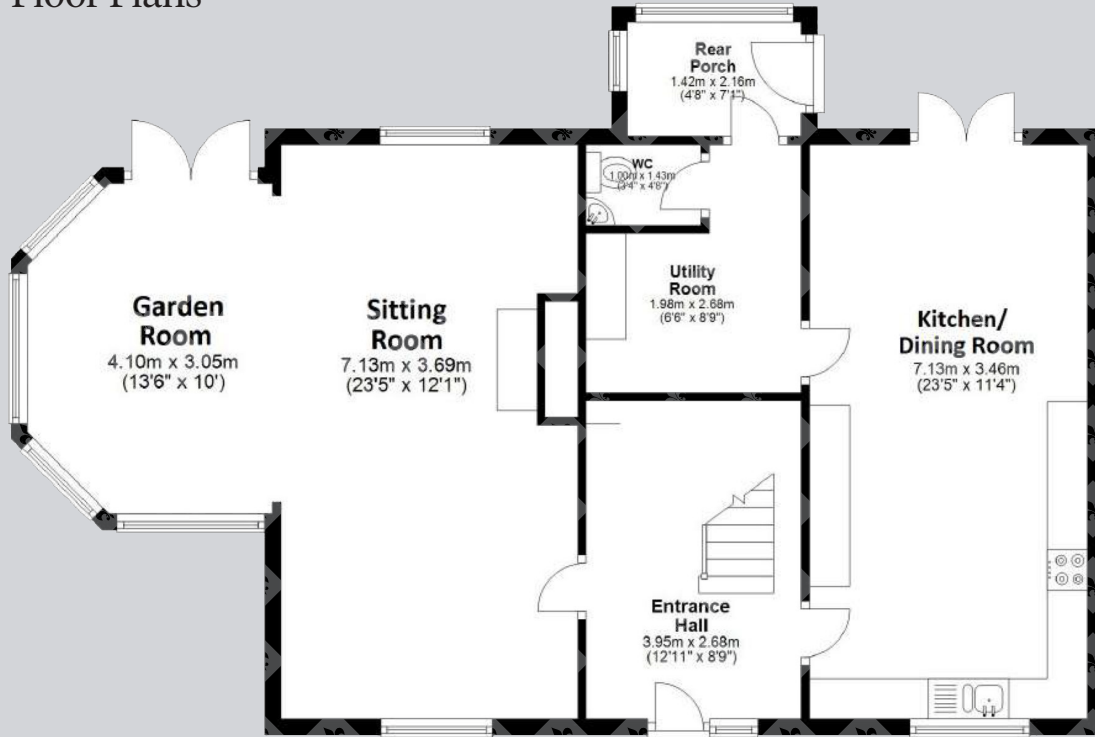
The property occupies a peaceful location close to Thursby, a desirable village situated to the west of Carlisle with excellent access to local infrastructure and the Lake District National Park. The village has a thriving primary school, church and an active local community. Crofton itself has a lake, a coffee shop and a selection of small shops. The nearby village of Curthwaite also has a nice country pub. Nearby Wigton and Dalston offer an excellent range of everyday facilities including a shops, bakeries and butchers. There is a hospital in Wigton, while Dalston has two pubs and a fish and chip shop. There is an excellent choice of secondary schooling in Dalston and Wigton, as well as both private and comprehensive schools within easy reach.

For the outdoor enthusiast the surrounding area offers excellent walks and sporting opportunities being close to the Lake District National Park and the Solway Coast. Carlisle is within easy reach which provides comprehensive social, leisure and retail opportunities, an attractive pedestrian area and an impressive cathedral and castle. There is a cycle path link to Carlisle and the Cumbrian Way runs close by. Other regional centres such as Penrith, Keswick and Cockermouth are also very accessible. Keswick offers a diverse range of shops and the magical Theatre by the Lake.

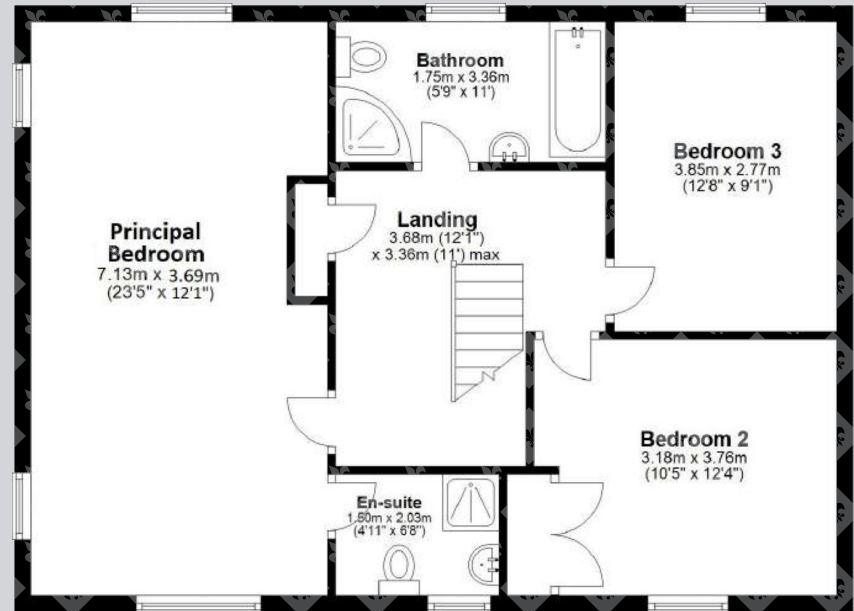
For the commuter, there are excellent road links for access to Carlisle and the property is also within easy commuting distance of many regional centres. The M6 (junction 42) is within easy reach for onward travel north and south. There is a rail station at Dalston offering local services, while main line rail services are available at Carlisle which provides fast and frequent services to London in the south and Glasgow in the north, together with cross country services to the east. There is also a bus route through the village which has regular services to Carlisle, Keswick and West Cumbria.



# Floor Plans



**Ground Floor**  
Approx. 86.6 sq. metres (932.7 sq. feet)



**First Floor**  
Approx. 71.5 sq. metres (769.3 sq. feet)

Total area: approx. 158.1 sq. metres (1701.9 sq. feet)



## Directions

From Carlisle centre head south west to follow the A595 out of the city. Continue for around 5.7 miles then stay on the A595 to bypass Thursby. At the roundabout on the north side of Thursby take the second exit to stay on the A595 and continue for another 1.1 miles. Turn right signposted Crofton and pass through the impressive archway. Continue for 0.5 miles then turn left to pass through a gateway with sandstone pillars, then head straight for 75m to reach the gates to Crofton Hall Farm.

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 and water. Drainage to septic tank. Oil-fired central heating.

Postcode

CA5 6QB

Council Tax

Band C

EPC

Rating D

Tenure

Freehold

## Viewings Strictly by Appointment

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