

## Rackbridge

Myrtle Grove, Rackbridge, Hethersgill, Cumbria, CA6 6HX

A rare opportunity to purchase a single storey detached sandstone built two bedroom period cottage enjoying an idyllic rural setting with delightful riverside views and occupying an outstanding site totalling approximately six acres.

## Offers Over £450,000

### Quick Overview

Detached sandstone built period cottage with delightful riverside views

Idyllic elevated rural setting on the bank of the river Lyne

Approximately eleven miles from Carlisle and six miles from Brampton

Outstanding site totalling approximately six acres  
Extensive adjoining river frontage with fishing rights

Mature gardens including woodland

Three adjoining paddocks

Range of outbuildings including workshop and large steel portal framed barn

Equestrian facilities including stables and manège

A haven for wildlife



2



1



2



F



TBC



Ample  
Parking

Property Reference: P0240



Sitting Room



Dining Kitchen



Dining Kitchen



Conservatory

A rare opportunity to purchase a single storey detached sandstone built two bedroom period cottage enjoying an idyllic rural setting with delightful riverside views and occupying an outstanding site totalling approximately six acres including extensive fishing rights, mature gardens, woodland, adjoining paddocks, range of outbuildings and equestrian facilities comprising stable block and manège.

Located amidst unspoiled open countryside approximately eleven miles east of Carlisle and six miles from the market town of Brampton, the property benefits from recent upgrading of the internal accommodation and is ideally suitable for buyers requiring equestrian facilities or seeking other potential rural commercial uses subject to obtaining all necessary consents.

### Accommodation

#### Ground Floor:

Entrance Porch | Boot Room | Utility Room | Dining Kitchen | Sitting Room | Conservatory | Bedroom 1 | Bedroom 2 | Bathroom

#### Outside:

Approximately 6 Acre Site | Mature Gardens | Woodland | Three Paddocks | Stone and Block Built Workshop | Stables | Steel Portal Frame Barn | Manège

#### Right of Way

The neighbouring property Stoneybrook has a right of access over the entrance driveway of Myrtle Grove.

#### Services

Mains water and electricity. LPG gas central heating. Septic tank drainage.



Setting



Setting



Bedroom One



Bedroom Two



Bathroom



Land

### Flood Risk

We are advised that the property has no history of flooding.

A flood risk report can be accessed by the link below.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Tenure

Freehold.

### Council Tax

Band A.

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

Entering into Hethersgill village follow the road at the cross-roads by the church as signposted to Roadhead and Bewcastle. Continue for approximately one mile and bear left where signposted to Mallsburn. Follow the road for approximately one mile and the entrance drive to the property is situated on the right immediately before reaching the sandstone bridge at the river Lyne.

### Price

Offers Over £450,000 are invited.



Entrance



Garden



Land



OS Map

Request a Viewing Online or Call 01768 593593

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



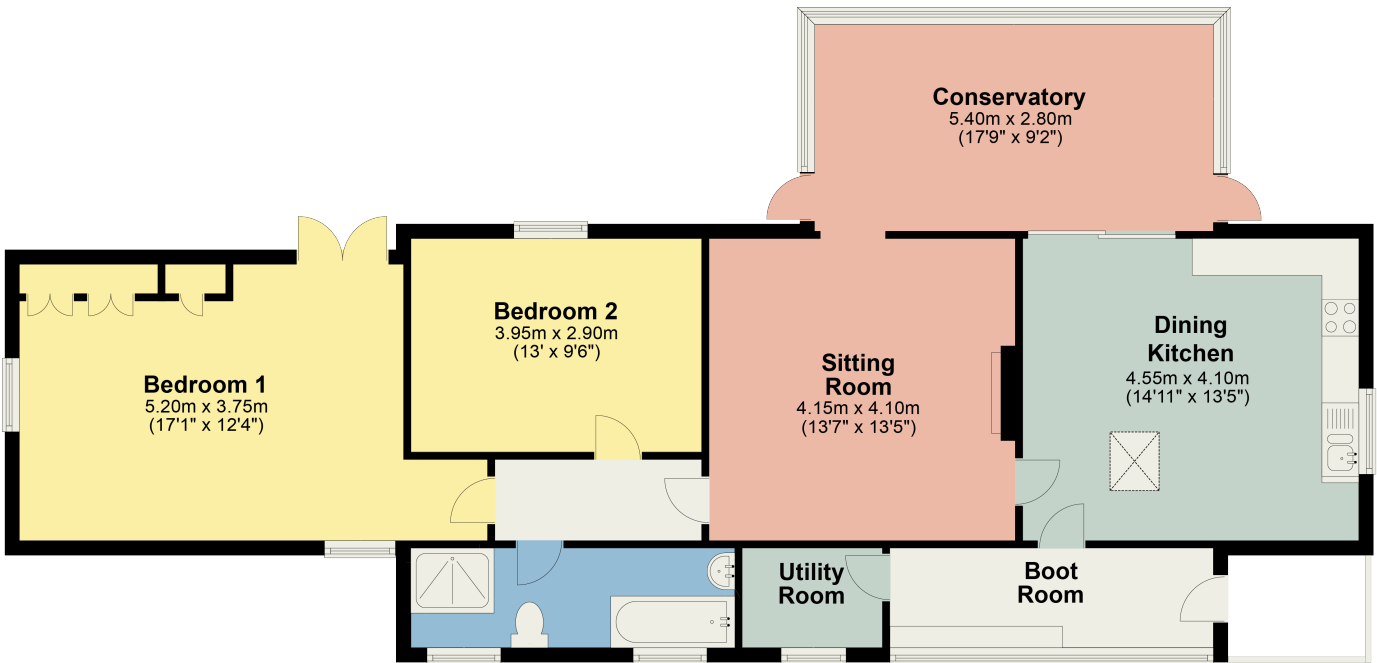
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# Myrtle Grove, Rackbridge, Hethersgill, CA6 6HX



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: P0240

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