



# Hethersgill

£800,000

Lyne View, Rackbridge, Hethersgill, Carlisle, Cumbria, CA6 6HX

A rare opportunity to acquire a detached five bedroom country house enjoying an idyllic tranquil rural setting on the bank of the river Lyne and occupying an outstanding site totalling approximately 10.7 acres including delightful mature surrounding gardens, approximately 2 acre paddock, approximately 6 acres of woodland, extensive fishing rights and a substantial Swiss style log cabin with an existing thriving established lucrative holiday rental use.

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

## Quick Overview

- Detached five bedroom country house
- Idyllic tranquil rural setting on the bank of the river Lyne
- Approximately eleven miles from Carlisle and six miles from Brampton
- Outstanding site with grounds and land totalling approximately 10.7 acres
- Delightful mature surrounding gardens
- Approximately 2 acre paddock and 6 acres of woodland
- Extensive adjoining river frontage with fishing rights
- Expansive on-site parking and detached double garage
- Substantial Swiss style log cabin with a thriving established lucrative holiday rental use
- A haven for wildlife and wildflowers



5



2



4



E



Ultrafast  
1000 Mbps



On-site parking  
& double garage

Property Reference: P0319



Sitting Room



Dining/Family Room



Kitchen



Bedroom One

A rare opportunity to acquire a detached five bedroom country house enjoying an idyllic tranquil rural setting on the bank of the river Lyne and occupying an outstanding site totalling approximately 10.7 acres including delightful mature surrounding gardens, approximately 2 acre paddock, approximately 6 acres of woodland, extensive fishing rights and a substantial Swiss style log cabin with an existing thriving established lucrative holiday rental use.

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

### Accommodation

#### Ground Floor:

##### Entrance Hall

With radiator, understairs cupboard.

##### Living Room

With bay window, wood burning stove, radiator, sliding patio door to an adjoining conservatory.

##### Conservatory

With sliding patio door to the garden.

##### Sitting Room

With bay window and side window, wood burning stove, radiator.

##### Open Plan Dining Kitchen / Family Room

With bay window and windows to two elevations, fitted base and wall units including granite work surfaces, double bowl Belfast sink with mixer tap, Rayburn stove, extractor unit, dish washer, wood burning stove, bench seating, radiator, walk in storage larder.

##### Utility Room

With plumbing for washing machine.

##### Shower Room

With WC, wash hand basin, wet room shower, radiator.

##### Rear Hall

With radiator, external door.

##### Bedroom One

With windows to two elevations, radiator.

#### First Floor:

##### Landing

With radiator.

##### Bedroom Two

With windows to two elevations, radiator.

##### Bedroom Three

With windows to two elevations, radiator, built in cupboards.



Kitchen



Living Room



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five

#### Bedroom Four

With radiator.

#### Bedroom Five

With radiator, built in cylinder cupboard.

#### Bathroom

With WC, wash hand basin, bidet, bath with shower mixer / filler, shower cubicle, heated towel rail.

#### Externally

Approximately 10.7 acre site in total comprising driveway entrance and expansive on-site parking areas, delightful surrounding mature gardens including lawns, range of stocked and shrubbed borders including an array of rhododendrons, established trees, approximately 2 acre flat paddock, approximately 6 acres of woodland, extensive adjoining river frontage with fishing rights, shed, greenhouse, detached double garage with electric light and power.

#### Substantial Detached Swiss Style Log Cabin

Currently used as a thriving established lucrative holiday rental business and comprising open plan sitting room / dining kitchen, shower room, mezzanine bedroom, external terrace, external children play area.

<https://search.app/74LtRzwtfu75yw3Z9>

#### Services

Mains water and electricity. Oil central heating. Septic tank drainage.

#### Tenure

Freehold.

#### Main House Council Tax

Band F.

#### Log Cabin Rateable Value

£1,100.

#### 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 left immediately after reaching the sandstone bridge at the river Lyne.

#### Price

£800,000.



Setting



Log Cabin



Parking



Rear Elevation

Request a Viewing Online or Call 01768 593593

## Meet the Team

### Jill Connon

Branch Manager & Property Valuer

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Jane Irving

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Simon Bennett

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Helen Holt

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Steve Hodgson

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



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



Need help with **conveyancing**? Call us on: **01539 792032**

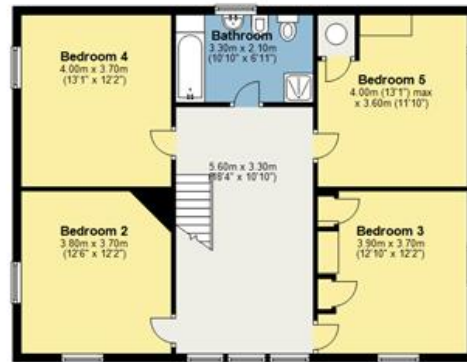


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

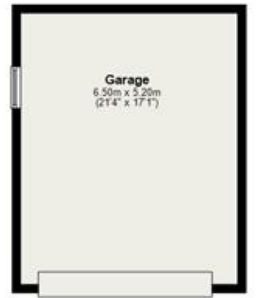


**Main House**  
Approx. 173.0 sq. metres (1882.1 sq. feet)



**Main House First Floor**  
Approx. 90.8 sq. metres (977.0 sq. feet)

Total area: approx. 263.8 sq. metres (2839.1 sq. feet)  
For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/05/2024.