



New House Walk Mill, Dalston, CA5 7QW

Guide Price **£725,000**

PFK

New House Walk Mill

The property:

In an enviable location within this highly desirable village, you'll discover a phenomenal family home. Ladies and gentlemen, welcome to *New House*, Dalston.

A prestigious and imposing detached residence, *New House* makes a lasting first impression. A gated entrance opens onto a tree lined driveway, setting the tone from the moment you arrive. There is ample parking available on the drive, along with a fantastic 30 square metre integral garage, easily accommodating a further two to four vehicles, with an additional storeroom to the rear, ideal for tools and garden essentials. The covered porch, framed by handsome brick columns and finished with classic tiled flooring, adds another layer of grandeur. It leads to a striking glazed oak front door, which opens into a breathtaking reception hallway. Here, the eye is drawn upwards to the galleried landing above, creating a dramatic sense of space and architectural elegance. From the hallway, three beautifully appointed reception rooms lead off, currently used as a snug, lounge and office, as well as a stylish cloakroom WC and, of course, the showstopping kitchen. This dual-aspect kitchen is truly the heart of the home and a chef's dream. At its centre is a stunning island unit with breakfast bar seating, perfect for both relaxed family mornings and stylish entertaining. High end integrated appliances are seamlessly incorporated into the sleek cabinetry, behind which lie cleverly concealed gems, including a dedicated coffee nook and hidden workspaces, designed to keep worktops clutter free while ensuring everything you need is close to hand.





New House Walk Mill

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The ground floor accommodation flows through from the kitchen into a large boot room, which is also a secondary front entrance for the property and has built in storage and access to the doorway leading up to the granny flat and a door into the impressive laundry / utility room, which incorporates further well designed, sleek and clever storage solutions.

From the laundry room you can access the walk in pantry, the integral garage, a second cloakroom WC and the rear garden and just outside the back door there is a hot water tap fitted with a showerhead for muddy paws set at a perfect 37c and with the perfect doggy walk along the River Caldew to the White Bridge just a stones throw this has to be classed as a pawsome luxury feature!

Upstairs, the sense of space and sophistication continues, the galleried landing is flooded with natural light from the large feature window, the seating area allows for you to take a moment just to enjoy this beautiful feature. The first floor accommodation comprises four generously proportioned double bedrooms, all featuring stylish built-in wardrobes that blend practicality with contemporary design. One of the bedrooms benefits from its own sleek en-suite shower room, making it ideal for guests or older children seeking a little more privacy.



New House Walk Mill

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The principal suite is a true highlight, an elegant and serene sanctuary. A concealed entrance leads to a spacious walk-in dressing room, which in turn opens into a luxurious en-suite, this thoughtful and private layout creates a refined retreat, ideal for unwinding at the end of the day. Outside, the grounds of *New House* are as well considered as the interior. The majority of the garden lies to the front, beautifully laid to lawn and framed by a tree-lined driveway for an impressive and private approach to the property. This generous frontage offers a sense of space and grandeur rarely found in a modern property. To the rear, a large landscaped patio space provides the perfect setting for outdoor dining and entertaining, while a section of low maintenance artificial turf offers a practical and tidy space ideal for children or pets. A pedestrian path encircles the property, giving easy access all the way around and enhancing the sense of flow and functionality.

A truly exceptional family home in the heart of one of Cumbria's most sought-after villages, *New House* offers an outstanding blend of space, style and practicality, with its grand gated entrance, beautifully designed interiors, luxurious bedroom suites and superb entertaining spaces both inside and out. With its tree lined driveway, high spec kitchen, elegant reception rooms and private outdoor areas, this is a home that delivers on every level. Tucked away in a prestigious position yet within easy reach of local amenities and transport links, this remarkable property really does offer the best of village life, without compromise.





Dalston, Carlisle

The location:

Located just four miles southwest of Carlisle, is the vibrant village of Dalston, which offers an ideal blend of countryside charm and modern convenience. This sought-after community benefits from a full range of amenities, including a Co-op convenience store, post office, pharmacy, bakery, butchers, cafes, and traditional pubs. Families are well served by the excellent local schools, St Michael's Primary and Caldew Secondary School, as well as a medical centre, dental care, and a well-connected train station on the Cumbrian Coast Line. Dalston also boasts a variety of leisure facilities, including tennis courts, a recreation ground, and the Victory Hall community centre. Surrounded by scenic walking routes, riverside paths, and historic landmarks such as Rose Castle and Dalston Hall, this thriving village combines rural tranquillity with easy access to Carlisle, the M6, and wider Cumbria, making it a highly desirable place to live.

Directions

New House, Walk Mill can be located using the postcode CA5 7QW and identified by a PFK For Sale board. Alternatively by using What3Words: [///sugars.sugar.dozen](https://www.what3words.com/sugars.sugar.dozen)



ACCOMMODATION

Entrance

Reception Hallway

12' 10" x 11' 3" (3.91m x 3.42m)

Open Plan Kitchen / Dining

27' 5" x 15' 3" (8.35m x 4.64m)

Lounge

21' 5" x 14' 7" (6.52m x 4.45m)

Snug / Gaming Room

16' 5" x 11' 9" (5.00m x 3.58m)

Study

14' 9" x 11' 11" (4.50m x 3.62m)

Cloakroom WC 1

7' 1" x 2' 11" (2.16m x 0.88m)

Boot Room

10' 11" x 10' 8" (3.32m x 3.24m)

Laundry / Utility Room

20' 7" x 7' 8" (6.27m x 2.34m)

Walk in Pantry

9' 7" x 2' 8" (2.93m x 0.81m)

Cloakroom WC 2

6' 6" x 2' 10" (1.97m x 0.87m)

Integral Garage

21' 10" x 15' 0" (6.65m x 4.58m)

Garage Store Room

6' 2" x 5' 10" (1.89m x 1.79m)

FIRST FLOOR

Galleried Landing

Principle Bedroom Suite

17' 11" x 15' 1" (5.45m x 4.61m)





Dressing Room to Principle Suite

9' 3" x 6' 3" (2.82m x 1.90m)

En-Suite to Principle Suite

8' 9" x 7' 4" (2.66m x 2.23m)

Bedroom 2

14' 6" x 10' 4" (4.42m x 3.14m)

En-Suite to Bedroom 2

5' 7" x 5' 6" (1.70m x 1.68m)

Bedroom 3

14' 11" x 11' 9" (4.54m x 3.57m)

Bedroom 4

12' 10" x 9' 4" (3.90m x 2.85m)

Family Bathroom

8' 4" x 6' 8" (2.55m x 2.03m)

THE GRANNY FLAT

Entrance

Via the Boot Room

Landing

Open Plan Kitchen / Living Space

20' 10" x 7' 10" (6.35m x 2.39m)

Bedroom 1

11' 9" x 8' 11" (3.58m x 2.73m)

Bedroom 2

15' 7" x 9' 9" (4.74m x 2.96m)

Bathroom

8' 11" x 6' 4" (2.73m x 1.92m)





Floor 0



Floor 1

Approximate total area⁽¹⁾

3676 ft²

341.9 m²

Reduced headroom

121 ft²

11.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

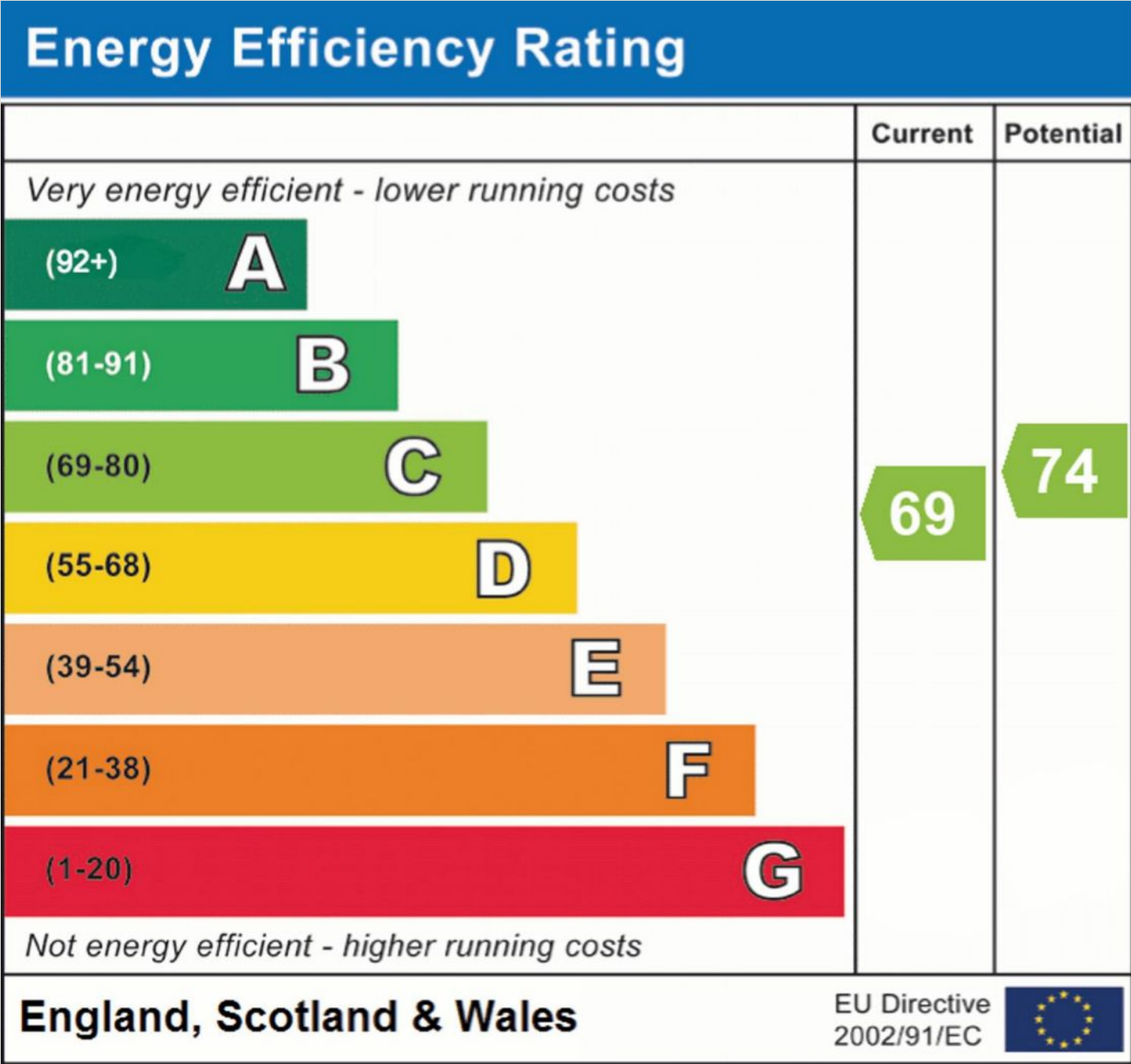
Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C for both the granny annexe and the main house (the EPC chart visible on this page is for the main house)





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