



7 Hawksdale Pastures, Welton Road – CA5 7EJ

Guide Price £585,000

PFK



## 7 Hawksdale Pastures

### The Property

**The Hayloft** offers not just a home, but a peaceful retreat where birdsong replaces traffic noise and where at the bottom of the glorious tiered garden, you can sit by the pond as the gentle trickle of Gill Beck soothes your senses. Every moment here invites calm, reflection, and connection with the landscape around you. This is more than a property, it's a lifestyle, one that promises simplicity, tranquility, and the chance to truly unwind. A beautifully crafted barn conversion, **The Hayloft** offers spacious accommodation filled with character and charm, seamlessly blended with a modern, practical layout. The entrance hall gives a hint of what's to come, with a glazed side panel offering a glimpse into the impressive open plan, split level living space. But before that, you'll find a dedicated home office, two generous storage rooms, a cloakroom WC, and a large lounge featuring a full height floor to ceiling window and a sandstone feature wall with stove, a cosy yet striking space.

Now, the show stopper is without a doubt the split level family room that provides plenty of space for living and dining, entertaining and dancing, plus cooking as the kitchen also enjoys its share of this beautiful space, with vaulted ceiling, exposed beams, patio doors and windows pulling the outside in, it's absolutely the kind of room where you'll want to linger, from quiet mornings to lively evenings.





## 7 Hawksdale Pastures

### The Property continued.....

The main accommodation to the ground floor is completed by a utility room, that also has a separate door leading out to the rear garden, plus, there is more, but we will come back to that! The first floor boasts a luxurious main bedroom with en-suite, and all four of the bedrooms are spacious doubles with vaulted ceilings and there is a modern family bathroom.

Outside you will find plenty of parking in the private front courtyard and on the opposite the main accommodation there is even more... including an impressive large garage and a separate 'art studio' the perfect retreat to create, work, or simply recharge. With just over a third of an acre of well stocked mature gardens, and the surrounding countryside right on your doorstep, the only question is: **Where will you head first at The Hayloft?**

- Tenure – Freehold
- EPC rating D
- Council Tax – Band E







## 7 Hawksdale Pastures

### Location

Located just six miles southwest of Carlisle, is this most tranquil of developments, Hawksdale Pastures converted around 14 years ago, a wonderful small community of just 8 individual properties. Yet for your convenience you will find you are just 2 miles south of the vibrant village of Dalston, which offers an ideal blend of countryside charm and modern convenience. This sought-after village 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.





## ACCOMMODATION

### Entrance

#### Entrance Hall

With doors off to the office and the open plan living / dining room, access to stairs to the first floor and two steps up to the upper hallway.

#### Office

9' 11" x 8' 2" (3.03m x 2.50m)

#### Upper Level - Open Plan Living / Dining

20' 10" x 9' 2" (6.34m x 2.80m)

#### Lower Level - Open Plan Living / Dining / Kitchen

34' 3" x 10' 8" (10.44m x 3.24m)

#### Utility Room

9' 11" x 6' 6" (3.02m x 1.98m)

#### Upper Hallway

With doors off to large understairs storage, a large cloaks storage cupboard, WC and Lounge.

#### Cloakroom WC

7' 9" x 4' 9" (2.37m x 1.46m)

#### Lounge

20' 9" x 17' 5" (6.32m x 5.32m)

## FIRST FLOOR

### Landing

#### Bedroom 1

17' 1" x 11' 11" (5.20m x 3.64m)

#### En-Suite

8' 9" x 5' 2" (2.66m x 1.57m)



**Bedroom 2**

13' 3" x 8' 10" (4.05m x 2.68m)

**Family Bathroom**

7' 10" x 7' 9" (2.39m x 2.35m)

**Bedroom 3**

14' 11" x 8' 10" (4.56m x 2.68m)

**Bedroom 4**

15' 6" x 8' 5" (4.73m x 2.56m)

**ACROSS THE PRIVATE COURTYARD DRIVEWAY****The Garage**

16' 7" x 16' 1" (5.06m x 4.91m)

**The Art Studio**

15' 0" x 11' 10" (4.58m x 3.60m)







EXTERNALLY  
**Garden**

**Driveway**

4 Parking Spaces

**Garage**

Double Garage

**Directions**

The Hayloft, 7 Hawksdale Pastures can be located using the postcode CA5 7EJ and identified by a PFK For Sale board. Alternatively by using What3Words: [///golden.blemishes.peanut](https://www.what3words.com/#!/en/golden.blemishes.peanut)











**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

**Approximate total area<sup>(1)</sup>**

2573 ft<sup>2</sup>

239.1 m<sup>2</sup>


(1) Excluding balconies and terraces

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

**GIRAFFE360**



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL INFORMATION

### Hawksdale Pastures – Management Company Charges

£45 per month, covering the communal grounds and road maintenance and the sewerage treatment plant.

### Private Drainage

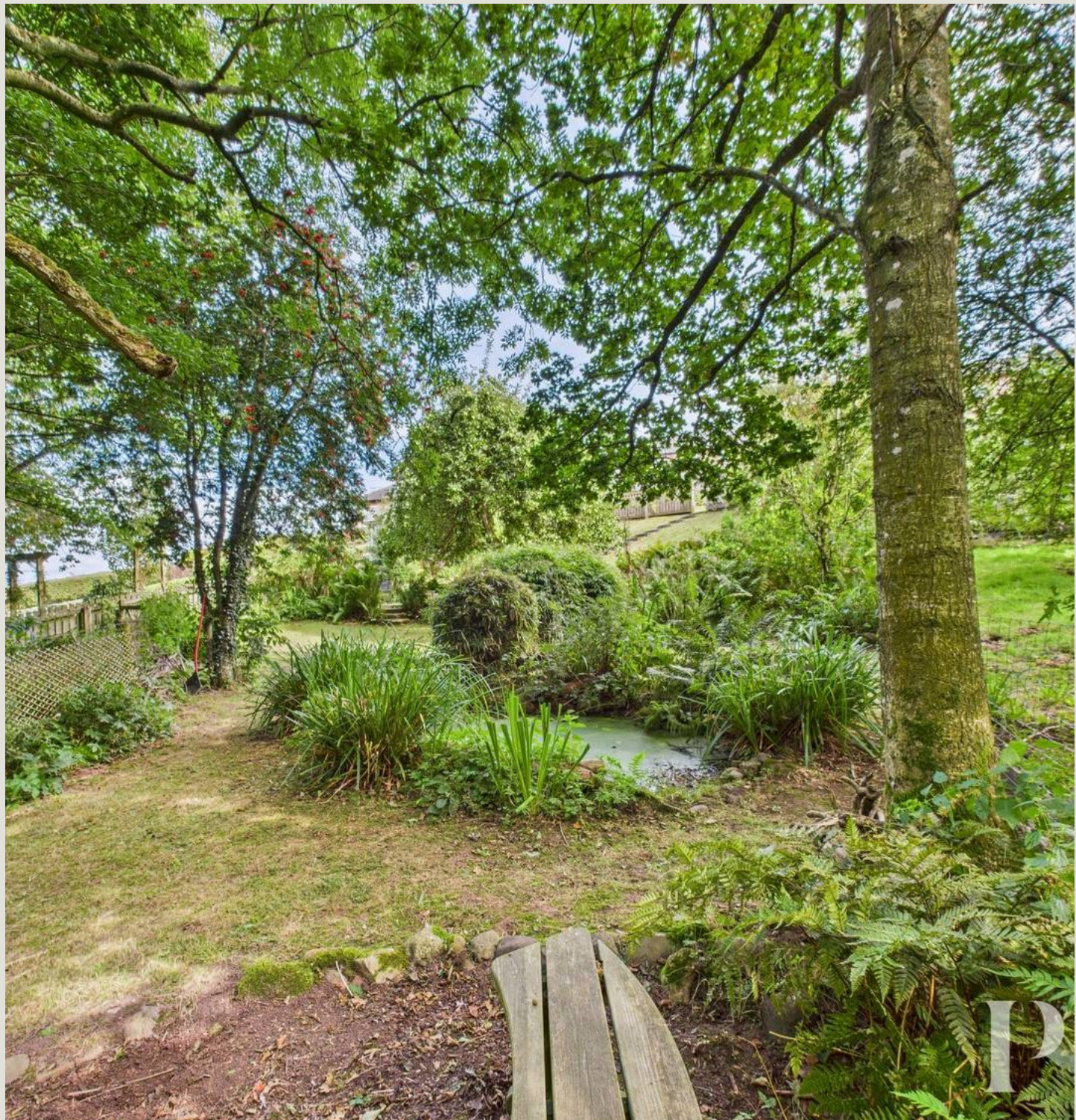
Private drainage for the 8 properties within this development; which we understand is an eco sewerage system which results in reduced water rates. We would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

### Services

Mains electricity, water; gas central heating via a communal metered LPG gas tank; 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 : Naphthens 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.







## PFK Estate Agents

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