



Waterloo, Raughton Head, Carlisle, CA5 7DU

Guide Price £550,000

PFK



# Waterloo

## The property:

Stop, take a breath and a moment to fully appreciate the exciting detached family home we are about to share with you, **welcome to Waterloo.**

An impressive dormer bungalow set within a generous plot of just over 0.4 acres, this superbly presented and deceptively spacious four bedroom home offers versatile accommodation and a wealth of features both inside and out. Located approximately 1.8 miles south of the village of Raughton Head and 5.4 miles from Dalston, the property enjoys a peaceful and idyllic rural setting, yet with quick access to excellent local amenities, schools, and transport links.

The ground floor comprises two well proportioned bedrooms, a contemporary family bathroom, a spacious living room, a separate dining room, and a fabulous kitchen with a central island / breakfast bar, which opens into an additional living space, ideal for relaxed family living and entertaining. A bright sunroom enjoys views over the garden, while the large utility room, integral garage, workshop, WC, and secondary entrance offer fantastic practical space. Upstairs, two further double bedrooms are served by a large family bathroom and a central landing area, providing great eaves storage solutions.







## Waterloo

continued...

Outside, the property really comes into its own. A large driveway offers extensive parking, an EV charging point and gives access to the integral garage.

However, there is more; a second driveway with separate gated access provides a large hard standing space ideal for motorhome / caravan parking and also a fantastic modern detached triple garage/carport with power.

The incredibly private wrap around gardens have been beautifully landscaped, featuring decking areas, a large elevated gazebo ideal for entertaining and watching the sunset over open countryside, a children's play area, plus a well established pond, creating a tranquil yet practical outdoor space for all the family.

We hope you will agree that Waterloo presents a wonderful opportunity in a highly desirable rural location.

**Tenure - Freehold**

**Council Tax - Band D**

**EPC - TBC**





# Raughton Head

## The location:

Situated approximately 1.8 miles south of the village of Raughton Head and its well-regarded Church of England primary school, this property enjoys a peaceful rural setting surrounded by open countryside. Dalston village lies around 5.4 miles to the north, offering a wider range of amenities including shops, cafés, a secondary school, and a railway station with direct links to Carlisle and beyond. The location combines the tranquillity of rural living with convenient access to nearby services and commuter routes.

## Directions

Waterloo can be located using the postcode CA5 7DU and identified by a PFK For Sale board. Alternatively by using What3Words: [///twitchy.wanting.sparkles](https://www.what3words.com////twitchy.wanting.sparkles)

## ACCOMMODATION

### Entrance Porch

5' 5" x 4' 1" (1.66m x 1.25m)

### Hallway

With two built in storage cupboards, stairs to the first floor and doors opening to;

### Bedroom 3

12' 1" x 9' 6" (3.68m x 2.89m)

### Bedroom 4

11' 8" x 11' 5" (3.55m x 3.49m)





## ACCOMMODATION continued..

### Bathroom

7' 10" x 6' 6" (2.38m x 1.99m)

### Dining Room

11' 10" x 10' 0" (3.61m x 3.04m)

Open archway into living room, sliding patio door into the sunroom and door to the kitchen.

### Living Room

15' 0" x 12' 6" (4.58m x 3.80m)

### Sun Room

10' 4" x 7' 1" (3.15m x 2.17m)

### Open Plan L shaped Living / Breakfast Kitchen

17' 5" x 11' 10" (5.32m x 3.60m)

With door to secondary entrance

### Open Plan L shaped living area to kitchen

12' 3" x 10' 0" (3.74m x 3.05m)

### Secondary Entrance

8' 0" x 4' 10" (2.44m x 1.47m)

### Utility Room

14' 4" x 6' 5" (4.37m x 1.96m)

### Rear Porch

5' 9" x 3' 10" (1.76m x 1.18m)

### Cloakroom WC

5' 10" x 3' 5" (1.79m x 1.04m)

### Workshop

11' 5" x 9' 4" (3.48m x 2.85m)

### Integral Garage

16' 6" x 11' 5" (5.04m x 3.49m)

## FIRST FLOOR

### Landing

With doors to bedroom 1 and main landing







## ACCOMMODATION continued..

### Bedroom 1

14' 11" x 12' 2" (4.54m x 3.70m)

### Main Landing

14' 4" x 5' 10" (4.38m x 1.77m)

With eaves storage and doors off to

### Bathroom

12' 10" x 7' 6" (3.91m x 2.28m)

### Bedroom 2

13' 6" x 10' 6" (4.12m x 3.20m)









Floor 0



Floor 1

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

2298 ft<sup>2</sup>

213.3 m<sup>2</sup>

## Reduced headroom

54 ft<sup>2</sup>

5 m<sup>2</sup>

(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 & water; septic tank drainage, oil central heating; LPG gas bottles for the cooker, 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.

### Septic Tank

A septic tank inspection survey has been carried out (September 2025) and we understand that the tank has been found to be non compliant to the current binding regulations. Please check with your mortgage lender on their lending criteria to see if they will allow lending.

### 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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