



Russelgate, Roweltown, Carlisle, CA6 6LX

Guide Price £495,000

C&D Rural

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- Spacious four bedroom detached cottage
- Open plan kitchen/diner
- Original features
- Generous boot/utility room
- Range of agricultural outbuildings and sheds
- Large private courtyard
- Land exceeding to approximately 7.5 acres
- Perfect for hobby farmers or equestrian use
- No onward chain

A charming four bedroom country cottage with land extending to approximately 7.5 acres and a range of versatile outbuildings, only a short drive from Longtown.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

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Russelgate dates back to the 17th century and is a traditional four-bedroom detached cottage offering spacious and versatile accommodation, set within approximately 7.5 acres of land including grazing and a small willow plantation. Enjoying a rural yet accessible location within easy driving distance of Longtown, Cumbria, the property is ideally suited to hobby farming, equestrian pursuits, or those seeking to embrace a self-sufficient smallholding lifestyle. It also offers excellent potential for leisure, caravan or camping-related ventures, subject to the necessary planning consents.

The Accommodation

Entered via a half-glazed stable-style door, the generous boot room/utility provides excellent space for coats, boots and outdoor equipment, making it ideal for country living. The kitchen enjoys a dual-aspect outlook and is fitted with a range of wooden wall and base units complemented by red tiled flooring, a stainless steel sink with mixer tap, a range-style cooker with extractor hood, and space for a dishwasher. Access to the loft is also available from this room. Positioned just off the kitchen is the first of three bathrooms, fitted with a WC, wash hand basin and mains-fed shower.

Beyond the kitchen lies a versatile reception room, equally suited to use as a dining room or additional sitting area. Rich in character, it features a fireplace with sandstone hearth, exposed beams and timber lintels. This appealing room flows seamlessly into the principal living accommodation.



Double glazed doors open into the welcoming garden room, a delightful space in which to relax and enjoy the surrounding countryside views, while a glazed door provides direct access to the rear garden. Offering excellent versatility, the garden room also has the potential to accommodate a home office area, with various double sockets located at the far end of the room. The property further benefits from broadband connectivity, making it well suited to home working.

The abundance of character continues into the main living room, where a wood-burning stove, set within a brick surround, creates an attractive focal point and a warm, inviting atmosphere. Benefitting from dual-aspect windows and built-in shelving, this excellent reception room forms the heart of the home.

An inner hallway leads to the bedroom accommodation, with natural pine flooring continuing throughout the hallway and into all four bedrooms. The first bedroom is situated to the rear of the property and benefits from dual-aspect windows overlooking the garden, together with an en-suite shower room comprising a WC, wash hand basin and walk-in mains-fed shower.

Two further double bedrooms are positioned to the front elevation, both offering bright and well proportioned accommodation presented in neutral tones. The impressive principal bedroom is located at the end of the hallway and enjoys a spacious and light-filled setting. A timber door leads through to the generous en-suite bathroom, fitted with a WC, wash hand basin, walk-in shower with glass screen, heated towel rail and a large double bath, providing the perfect space in which to relax and unwind.



Externally

Russelgate is accessed via a large gated entrance to the side of the property, leading to an extensive hard standing area that provides ample off-road parking for both residents and visitors. This leads onto the generous rear garden which is predominantly laid to lawn, offering an excellent outdoor space for relaxation and recreation. The property also benefits from a range of outbuildings, some of which are equipped with electricity, while others present an opportunity for improvement or redevelopment, subject to any necessary consents.

A particular feature of the property is the collection of five useful grazing fields and paddocks, all established as permanent pasture. Centrally positioned within the land is a willow plantation. In the field behind the plantation, there is an existing metal frame for a polytunnel, which could be reinstated and brought back into use if desired. The land is reasonably level, well fenced and is accessible from the steading.

Location Summary

The property is conveniently located near the market town of Longtown, which provides everyday amenities including shops, a post office, chemist, butchers, opticians and leisure facilities. Renowned for its large sheep market, Longtown is surrounded by attractive countryside and offers easy access to attractions such as Hadrian's Wall and Carlisle Castle. Nearby Brampton also provides a range of independent shops and services, while the city of Carlisle (15 miles) offers extensive retail, leisure and professional facilities. Schooling is well catered for, with primary education available in nearby Longtown and secondary education at William Howard School in Brampton, both within easy travelling distance.

The area is renowned for its outstanding outdoor and sporting opportunities, with the Lake District National Park within easy reach. Activities include walking, cycling, sailing, water sports, shooting and fishing, while golfers are well served by a selection of local courses. Talkin Tarn Country Park, near Brampton, is a popular hub for outdoor pursuits including canoeing, rowing and sailing.

What 3 Words

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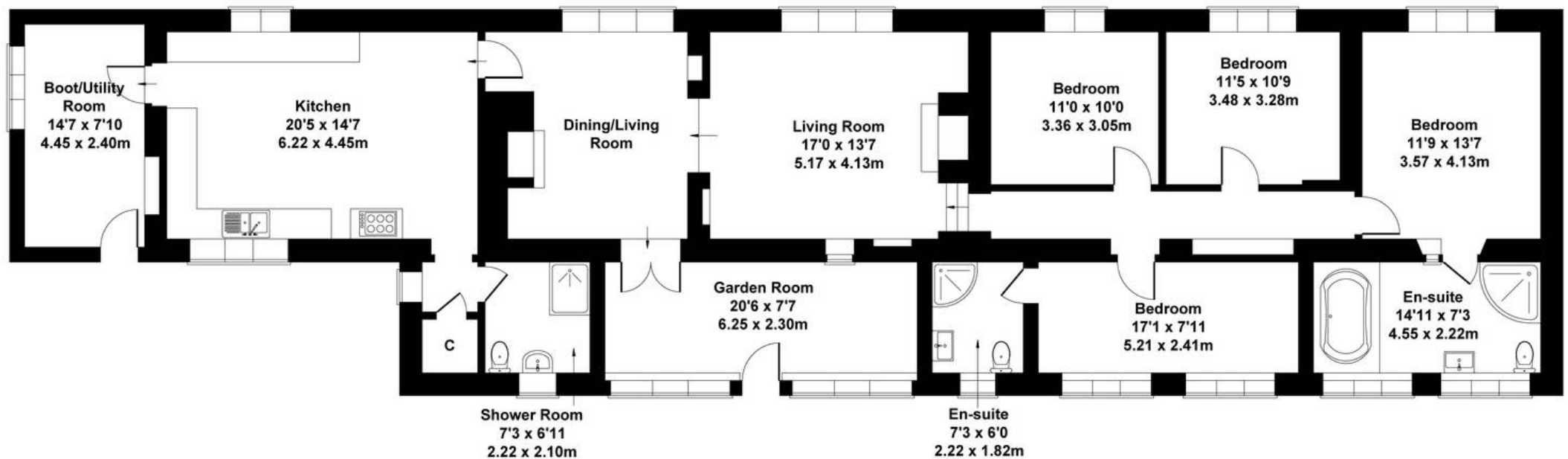






Russelgate

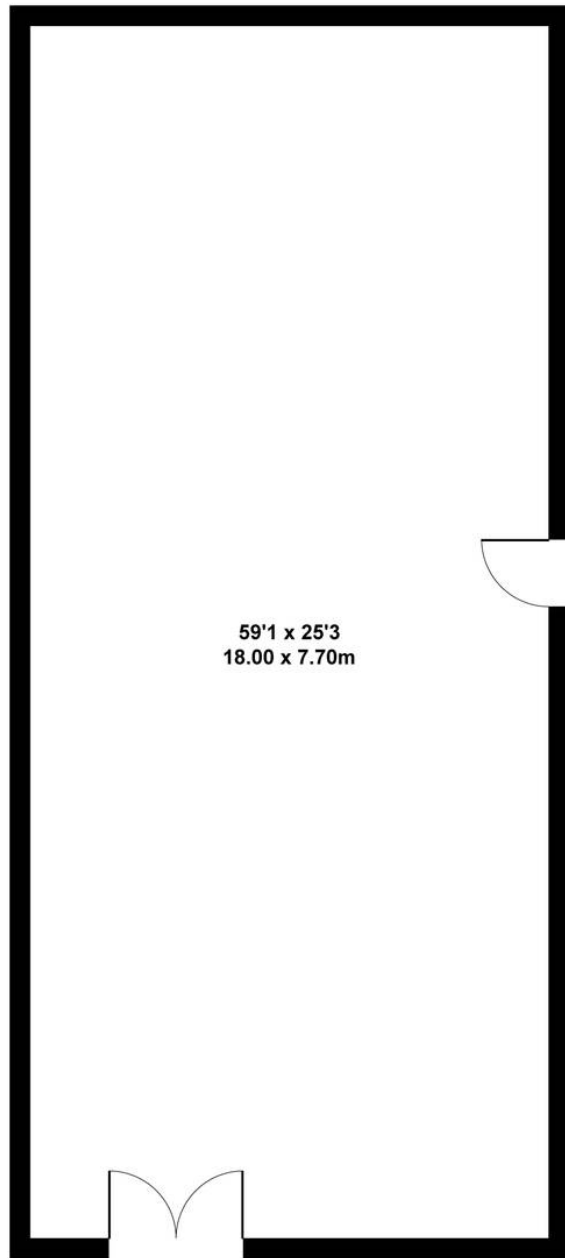
Approximate Gross Internal Area
2013 sq ft - 187 sq m



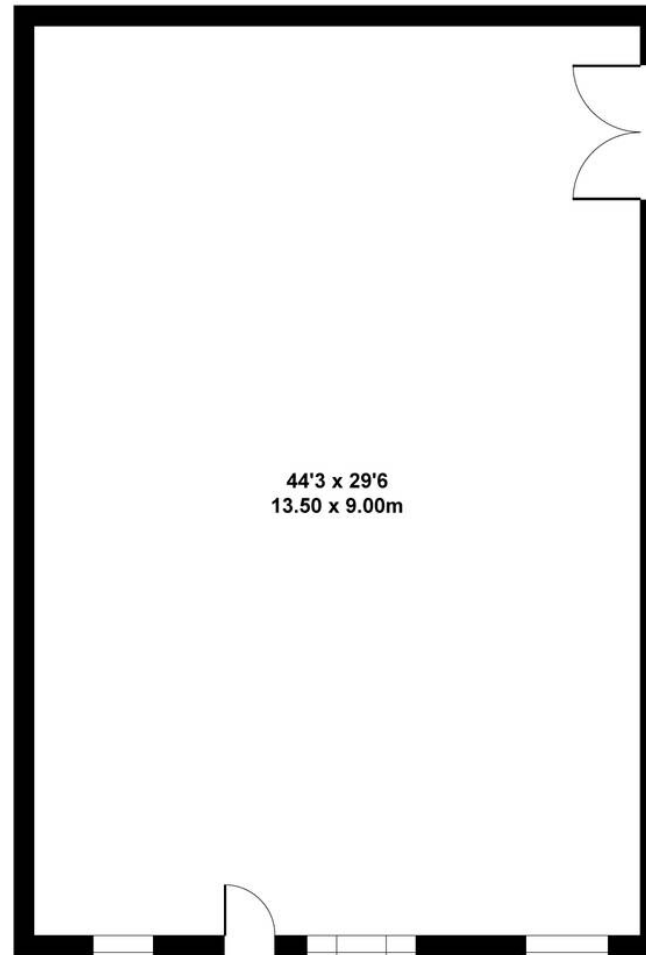
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Russelgate

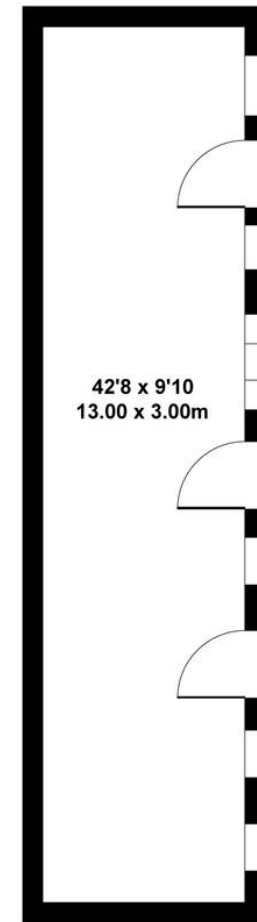
Approximate Gross Internal Area
3218 sq ft - 299 sq m



OUTBUILDING



OUTBUILDING



OUTBUILDING

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General Remarks and Stipulations

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Services: Mains water and electricity with a private septic tank which is located in the rear garden.

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Referrals: C&D Rural work with preferred providers for the delivery of 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 C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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