



Slate House, Bewcastle, Carlisle, CA6 6PX

Guide Price £185,000

C&D Rural

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- Three bedroom detached cottage with private amenity woodland
- Cash buyers only
- In need of repair but huge potential
- Spacious living room with multi-fuel stove
- Master bedroom with en-suite
- Oil central heating
- Septic tank and private water supply
- Beautiful views of the countryside
- 40 minutes from Carlisle

Slate House is a spacious three bedroom bungalow set in over 0.73 acres of private woodland. The property requires full refurbishment but offers outstanding views of the countryside.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

C&D Rural



Slate House presents an exciting opportunity for buyers seeking a renovation project or potential redevelopment opportunity. The property has had several burst pipes in recent months and therefore requires a lot of work to bring it back to a habitable standard. The cottage sits in a beautiful location only 40 minutes from Carlisle, featuring your own private amenity woodland and stunning views across the countryside.

The Accommodation

The current layout of the property is flexible, with a spacious living room with multi-fuel stove and rear porch connected providing further communal space and access to the gardens. The hedges are overgrown however once cut, the elevated position of Slate House will offer some incredible views.

The kitchen is located in the centre of the property, complete with a range of solid cabinets fitted along the wall with a 1.5 bowl composite sink and electric Rangemaster. Continuing down the hall, there are three generous bedrooms within the property with the master bedroom benefitting from an en-suite and built-in wardrobe. The family bathroom is a good size with fully tiled walls, bath, electric shower over, WC and hand wash basin. There is a large storage cupboard which could be knocked through for those who wish to install a walk-in shower. The property benefits from a separate utility room which is accessed through the front porch. Here you will find further storage units as well as the oil boiler and water tank. There are doors either side for access to the gardens.

Externally the property is located in a rural setting which is accessed via a single road through fields. Wooden gates open into the plot allowing for parking for several vehicles. There is hedging and a selection of mature trees around the border of the plot creating a sense of privacy and seclusion. There is a polytunnel and range of garden sheds included. The land extends to 0.73 acres and includes an area of private amenity woodland and natural pond. The woodland itself is mature and varied, creating a wonderful natural setting. Whilst the grounds would benefit from ongoing management and clearance, they offer considerable potential to create attractive gardens, recreational space, wildlife habitats or a range of other uses, subject to the purchaser's requirements.



Location Summary

Bewcastle is a picturesque village steeped in Roman and Border history. The church, farm, and castle occupy the site of a Roman out post fort which guarded the Maiden Way, the main Roman road north from Birdoswald on Hadrian's Wall some 10km (6 miles) to the south. Woodland walks are plentiful here having both Kershope forrest and Keilder forrest close by. As a result, wildlife around here is plentiful. Families of Roe deer and various birds of prey are common sights. Bewcastle offers a primary school and William Howard School in Brampton is the local secondary school. The historic market town of Brampton is only 12 miles away and offers a fantastic selection of shops, butchers, pubs and cafes plus other local services. A main bus route runs from here to Carlisle or Newcastle plus a train station is also available from here.

What 3 Words

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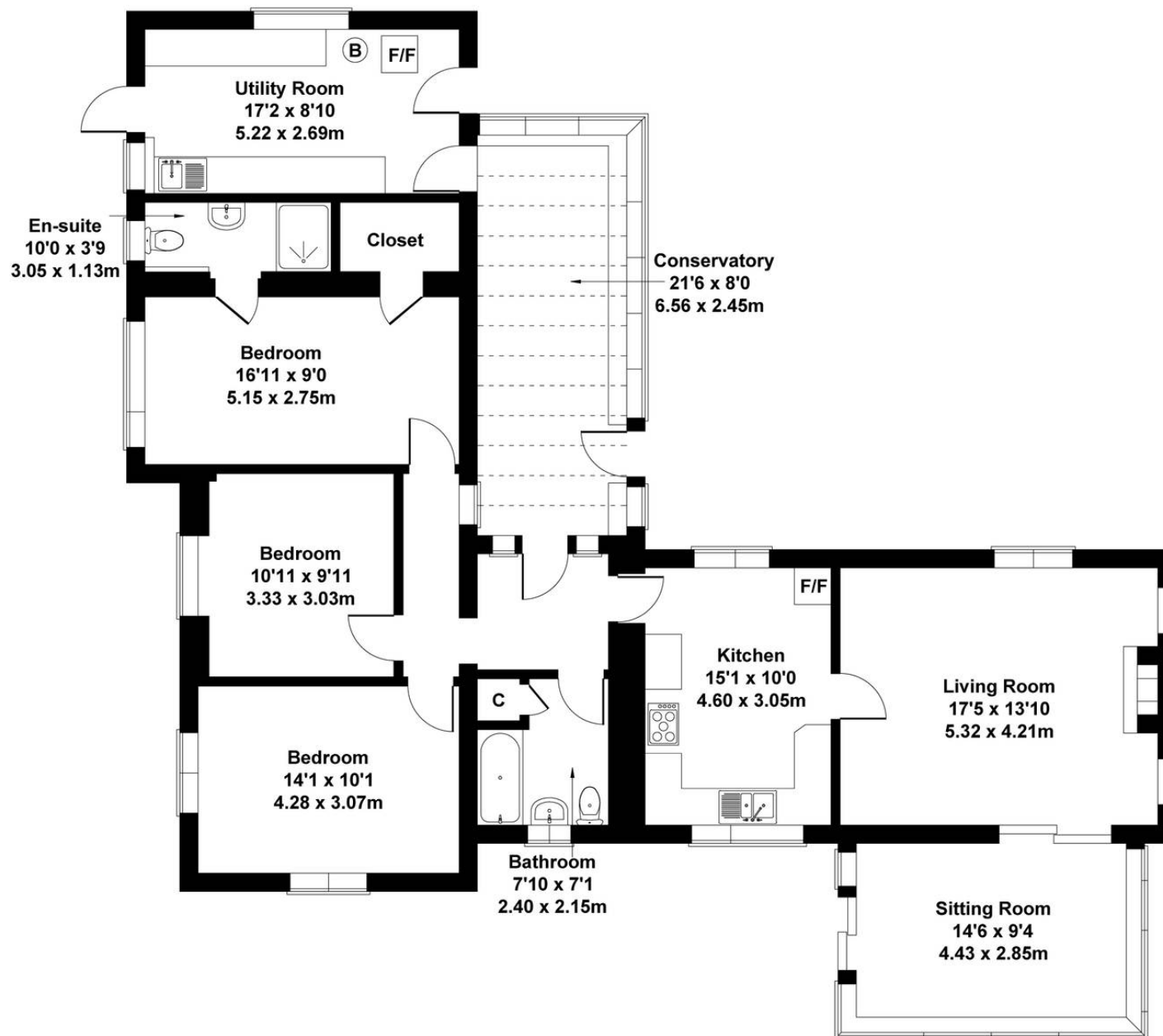






Slate Cottage

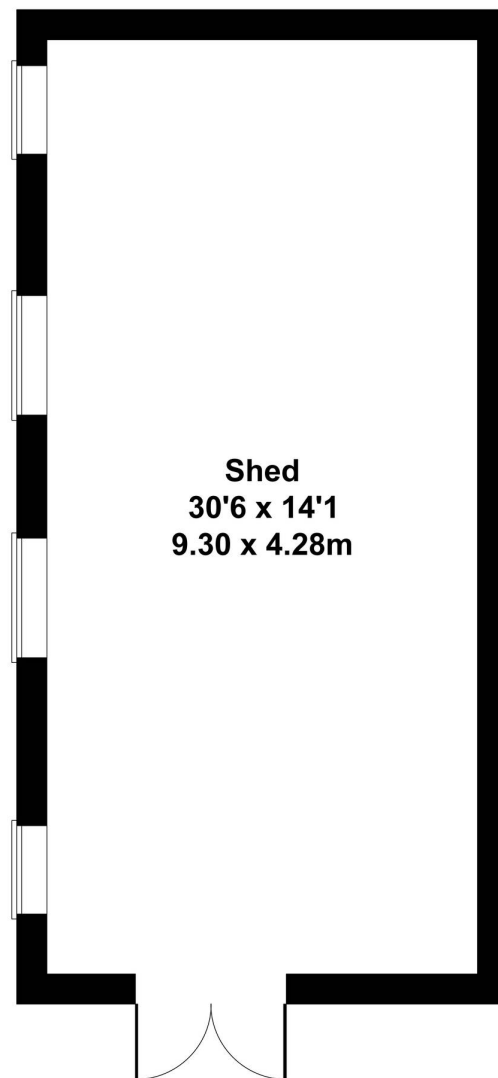
Approximate Gross Internal Area
1582 sq ft - 147 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Slate Cottage

Approximate Gross Internal Area
431 sq ft - 40 sq m



OUTBUILDING

Not to Scale. Produced by The Plan Portal 2026
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GENERAL REMARKS & 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.

Sale: The property is sold as seen.

Services: The water is supplied by a private spring. The water has not been tested. The septic tank is not compliant with general binding regulations and this will need to be upgraded as part of the refurbishment. There is electric and oil central heating connected. The boiler has not been serviced or tested.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel: 01228 792299

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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