



1 & 2 Haythwaite Lane Cottages Haythwaite Lane, Carlisle, CA5 7DE

Offers over £200,000









# 1 & 2 Haythwaite Lane Cottages Haythwaite Lane

Carlisle, CA5 7DE

- A pair of two bedroom cottages with period character
- Occupying a circa 0.25 acre plot
- Located in the much sought after village of Raughton Head
- Excellent scope for redevelopment
- Close to the amenities of Dalston
- Freehold and offered for sale with no onward chain
- Range of outbuildings
- Fantastic Primary School within walking distance
- Ease of access to the M6 & B5306
- Viewing is essential

A rare opportunity to acquire a pair of Grade II listed, semi-detached cottages offered for sale with no onward chain, situated in the sought-after village of Raughton Head.

Occupying a generous plot of approximately 0.25 acres, the properties sit side by side and are accompanied by a range of useful outbuildings. Although both cottages require comprehensive renovation, they offer exceptional potential for redevelopment, whether as a substantial family home with separate ancillary accommodation, multi-generational living, or a project subject to any necessary consents.

Raughton Head is a peaceful rural village renowned for its picturesque countryside walks, while benefiting from a well-regarded primary school and local church. The location also provides convenient access to Carlisle and Penrith, with excellent transport links to the M6, making it ideal for those seeking a countryside lifestyle without sacrificing connectivity.

Whilst the properties are offered for sale as a whole, offers for the individual cottages may be considered.

## Directions

What 3 Words: Jolly.Pretty.Signified

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## PROPERTY ONE

### 1 Haythwaite Lane Cottage

#### Entrance Porch

**Lounge / Diner** 16'2" x 12'5" (4.93 x 3.79)

**Kitchen** 8'6" x 14'1" (2.60 x 4.31)

**Bathroom** 6'11" x 5'4" (2.12 x 1.64)

**Bedroom One** 12'7" x 10'5" (3.85 x 3.19)

**Bedroom Two** 12'7" x 10'11" (3.85 x 3.33)

**Storage Room** 11'11" x 7'6" (3.65 x 2.29)

## PROPERTY 2

### 2 Haythwaite Lane Cottage

#### Entrance Hallway



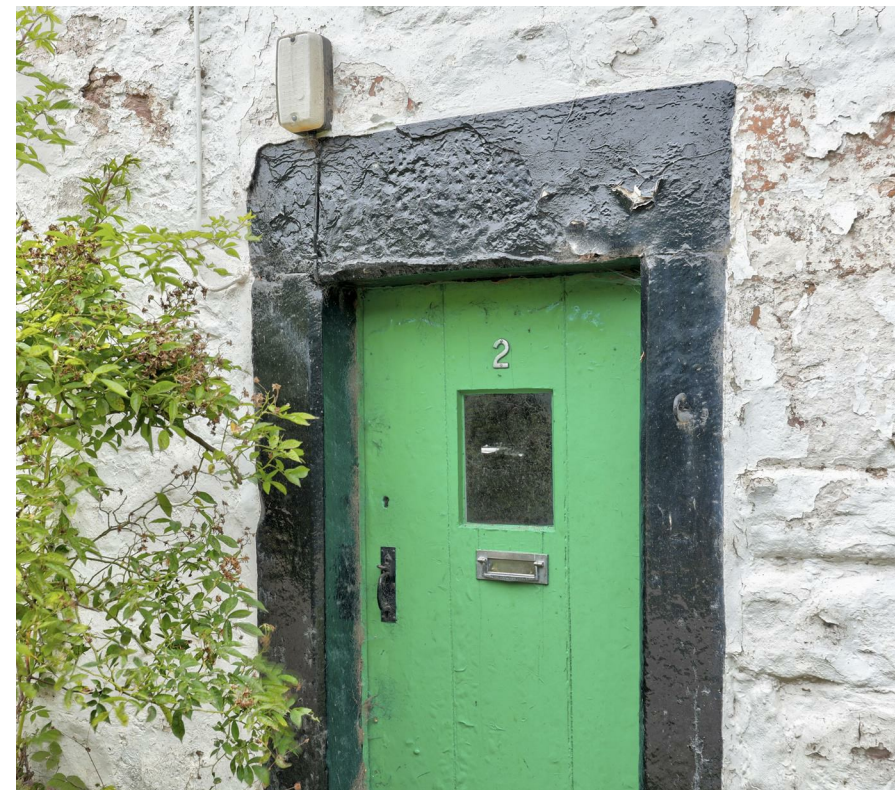


|                       |                               |
|-----------------------|-------------------------------|
| <b>Lounge / Diner</b> | 14'11" x 12'11" (4.56 x 3.96) |
| <b>Sitting Room</b>   | 12'5" x 11'2" (3.79 x 3.42)   |
| <b>Kitchen</b>        | 11'9" x 6'11" (3.59 x 2.11)   |
| <b>Shower Room</b>    | 5'6" x 5'4" (1.68 x 1.65)     |
| <b>Bedroom One</b>    | 17'6" x 9'6" (5.34 x 2.90)    |
| <b>Bedroom Two</b>    | 12'10" x 11'6" (3.92 x 3.53)  |

### Services & Access

Mains electricity and water are connected. Drainage is via a private system; please note this is unlikely to meet current regulations and will need to be replaced by the purchaser. Broadband is available.

The properties could potentially be sold separately. A plan is available to request from our office which shows ownership and access rights: the red area denotes the ownership of No. 1, the blue area denotes the ownership of No. 2, and the green area is owned by No. 1 but subject to a right of access in favour of No. 2 - this plan however is subject to change, please contact the office for more details.







### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity.

This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

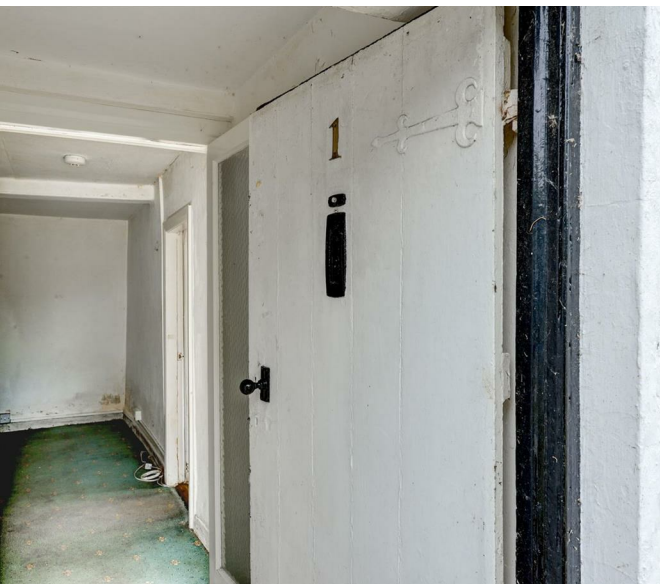
### Council Tax

1 Haythwaite Lane Cottage - Council Tax Band B

2 Haythwaite Lane Cottage - Council Tax Band C

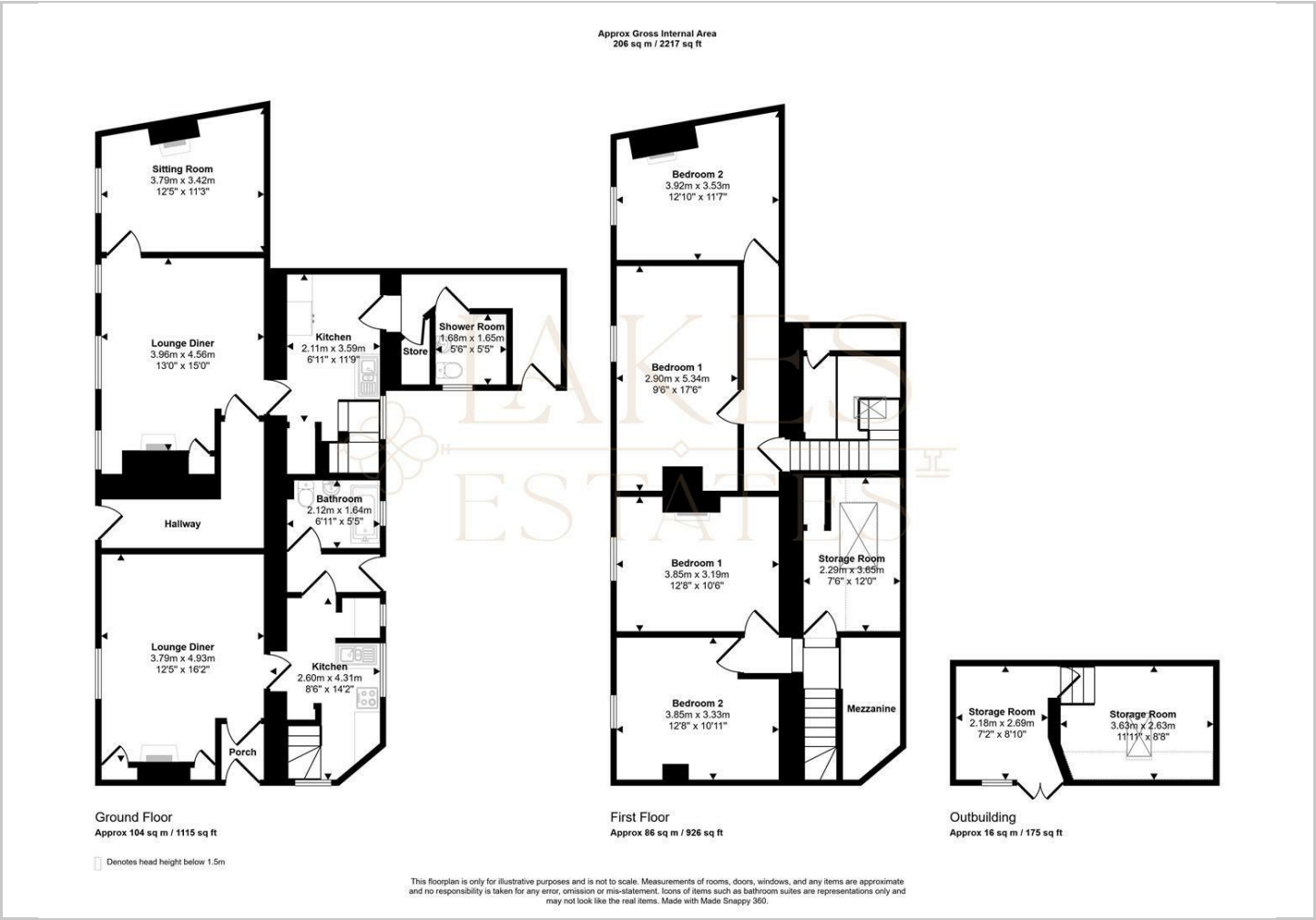
### Status of Seller

The vendor, the Church Commissioners, is a registered charity (ch no 1140097), subject to charity law and regulated by the Charity Commission. As a charity, they are bound to comply with the law and our governance arrangements when dealing with our property. There is a legal duty to secure the best terms that can be reasonably obtained on disposal. During the sale process, all right are reserved to continue to consider all offers received, at the vendors discretion, up until contracts are legally exchanged.





Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,  
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Location Map



Energy Performance Graph

