



Hethersgill

£750,000

Lyne View, Rackbridge, Hethersgill, Carlisle, Cumbria, CA6 6HX

A rare opportunity to acquire a detached five bedroom country house enjoying an idyllic tranquil rural setting on the bank of the river Lyne and occupying an outstanding site totalling approximately 10.7 acres including delightful mature surrounding gardens, approximately 2 acre paddock, approximately 6 acres of woodland, extensive fishing rights and a substantial Swiss style log cabin with an existing thriving established lucrative holiday rental use.

Located amidst unspoiled open countryside approximately eleven miles east of Carlisle and six miles from the market town of Brampton, the property is ideally suitable for buyers requiring equestrian facilities or seeking a lifestyle change with other potential rural commercial uses subject to obtaining all necessary consents.

Quick Overview

- Detached five bedroom country house
- Idyllic tranquil rural setting on the bank of the river Lyne
- Approximately eleven miles from Carlisle and six miles from Brampton
- Outstanding site with grounds and land totalling approximately 10.7 acres
- Delightful mature surrounding gardens
- Approximately 2 acre paddock and 6 acres of woodland
- Extensive adjoining river frontage with fishing rights
- Expansive on-site parking and detached double garage
- Substantial Swiss style log cabin with a thriving established lucrative holiday rental use
- A haven for wildlife and wildflowers



5



2



4



E



Ultrafast
1000 Mbps



On-site parking &
double garage

Property Reference: P0319



Sitting Room



Dining/Family Room



Kitchen



Bedroom One

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Accommodation

Ground Floor:

Entrance Hall

With radiator, understairs cupboard.

Living Room

With bay window, wood burning stove, radiator, sliding patio door to an adjoining conservatory.

Conservatory

With sliding patio door to the garden.

Sitting Room

With bay window and side window, wood burning stove, radiator.

Open Plan Dining Kitchen / Family Room

With bay window and windows to two elevations, fitted base and wall units including granite work surfaces, double bowl Belfast sink with mixer tap, Rayburn stove, extractor unit, dish washer, wood burning stove, bench seating radiator, walk in storage larder.

Utility Room

With plumbing for washing machine.

Shower Room

With WC, wash hand basin, wet room shower, radiator.

Rear Hall

With radiator, external door.

Bedroom One

With windows to two elevations, radiator.

First Floor:

Landing

With radiator.

Bedroom Two

With windows to two elevations, radiator.

Bedroom Three

With windows to two elevations, radiator, built in cupboards.

Bedroom Four

With radiator.

Bedroom Five

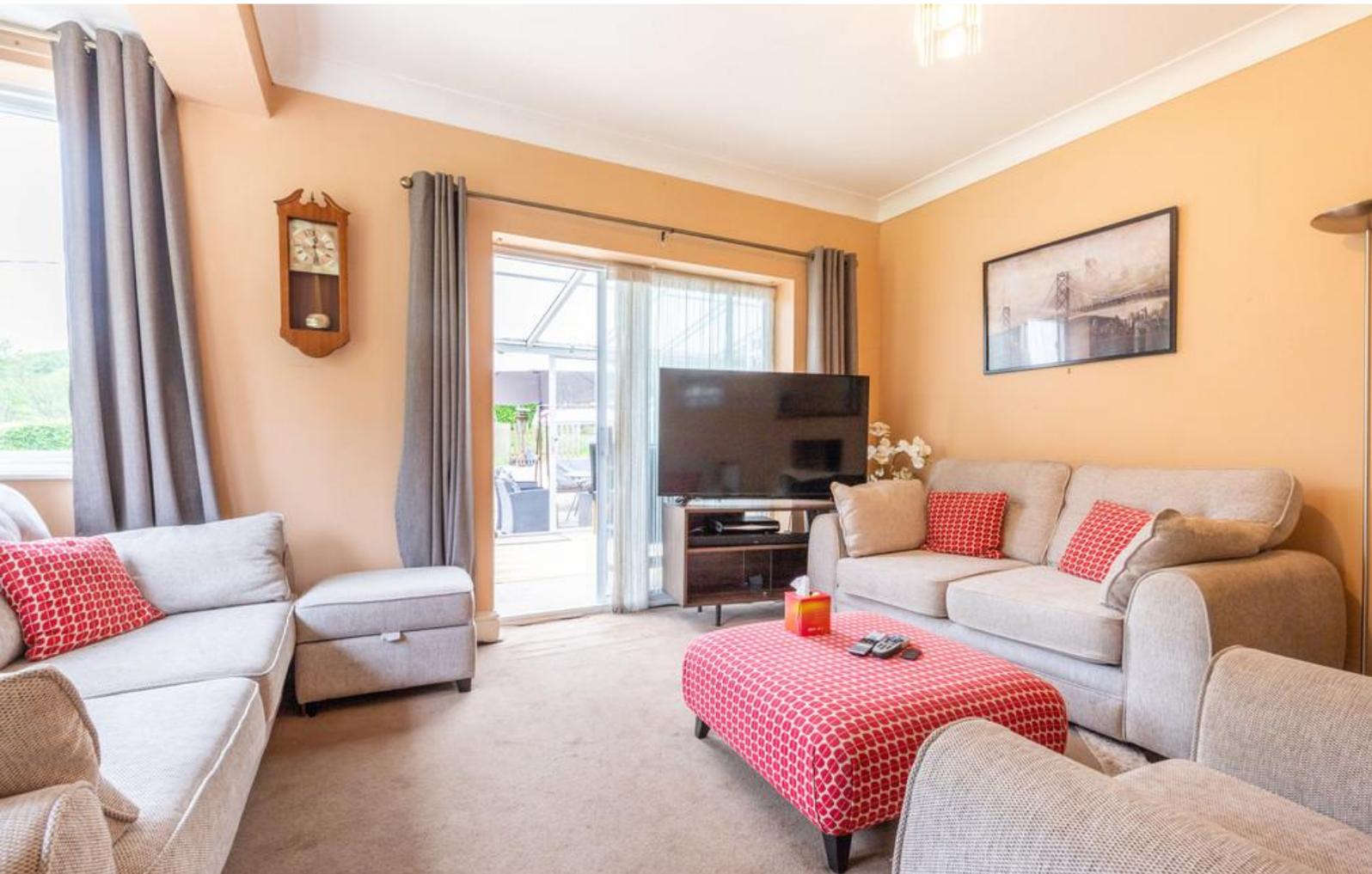
With radiator, built in cylinder cupboard.

Bathroom

With WC, wash hand basin, bidet, bath with shower mixer / filler, shower cubicle, heated towel rail.



Kitchen



Living Room



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five

Externally

Approximately 10.7 acre site in total comprising driveway entrance and expansive on-site parking areas, delightful surrounding mature gardens including lawns, range of stocked and shrubbed borders including an array of rhododendrons, established trees, approximately 2 acre flat paddock, approximately 6 acres of woodland, extensive adjoining river frontage with fishing rights, shed, greenhouse, detached double garage with electric light and power.

Substantial Detached Swiss Style Log Cabin

Currently used as a thriving established lucrative holiday rental business and comprising open plan sitting room / dining kitchen, shower room, mezzanine bedroom, external terrace, external children play area.

<https://search.app/74LtRzwtfu75yw3Z9>

Services

Mains water and electricity. Oil central heating. Septic tank drainage.

Tenure

Freehold.

Main House Council Tax

Band F.

Log Cabin Rateable Value

£1,100.

Right of Way

We have been advised that the right of way starts at the gates, along river onto the neighbours field.

Viewing

By appointment with Hackney and Leigh's Penrith office.

What3Words

[crows.interval.invested](https://www.what3words.com/crows.interval.invested)

Directions

Entering into Hethersgill village follow the road at the cross-roads by the church as signposted to Roadhead and Bewcastle. Continue for approximately one mile and bear left where signposted to Mallsburn. Follow the road for approximately one mile and the entrance drive to the property is situated on the left immediately after reaching the sandstone bridge at the river Lyne.

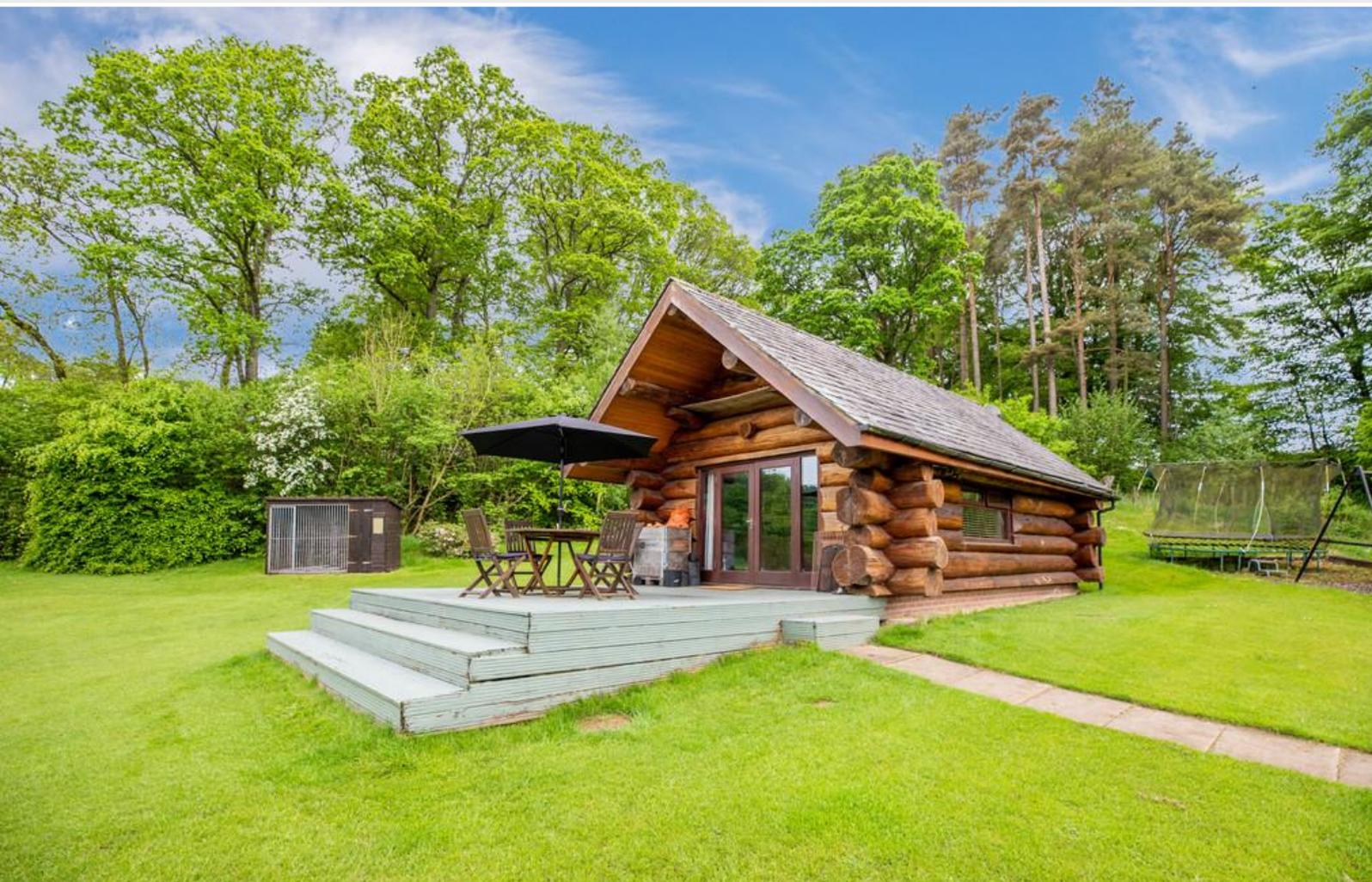
Price

£750,000.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



Setting



Log Cabin



Parking



Rear Elevation

Request a Viewing Online or Call 01768 593593

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Total area: approx. 263.8 sq. metres (2839.1 sq. feet)
For illustrative purposes only. Not to scale.
Plan produced using Planclip.

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