



Boustead Hill

Burgh-By-Sands, Carlisle, CA5 6AA

Guide Price £350,000



- Substantial Residence and Barns
- Three Beds in Main Residence
- Additional Large Detached Barns
- Lovely Coastal Location
- Potential of Intergenerational Living & Business
- Over 500 SQM of Accommodation
- Stunning Entertaining Hall with Kitchen and Bathroom
- Plus Office with Bathroom
- Eight Miles to Carlisle City Centre
- EPC - E

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****This property is for sale by the Modern Method of Auction****

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The Cottage is a rare find, with accommodation and buildings spanning 511 square metres. Comprising of a three-bed main home, there is also a stunning entertaining hall, converted from an original barn and with double height ceiling and elevations, complete with it's own bathroom and kitchen. Coming in at 76 square metres, it has the scale of a secondary house and could be ideal for those looking to knock through and extend The Cottage, or perhaps suitable for intergenerational living.

Then there are two further barns, the first of which is a two floor artist's studio and the second being a full-two floor height building with vehicular access. The barns offer a wealth of opportunity including for trades, running a business, crafts and hobbies depending on the buyers' needs.

Externally there is a further office building served by it's own bathroom. Heating at the property is by oil fired central heating, whilst the Entertaining Hall has it's own biomass fired system.

Opposite The Cottage is a large orchard with views over an agricultural field and then onto the Solway Firth. This is Harridans wall territory, with Boustead Hill being closely located to the villages of Burgh-by-Sands (2.2 miles) and Bowness on Solway (5.7miles), on a road know as Cycle Route 72. This perhaps indicates another potential use for the outbuildings, as possible conversion to holiday accommodation (subject to planning consents).

Agent's often write that a property must be viewed to be appreciated, but in this case it is doubly true, as it is the best way to get a sense of the sheer oppo

The Cottage - Main Residence

The Main residence comprises of a living room, kitchen/diner, pantry, three bedrooms, study, and family bathroom.

Front Entrance

Due to the layout of the buildings, you will rarely use the front entrance, relying instead on access from the rear courtyard. Once through the front door, you have access to both the living room and the kitchen/diner.

Rear Entrance Porch

The more commonly used entrance, a great place to hang coats and leave shoes before entering the house.

Living Room

This cosy living room is a welcoming space with a decorative fireplace and wooden beam ceiling, and has a traditional sash window looking out towards the orchard.

Kitchen/Dining Room

The Kitchen & Dining Room offers a charming mix of rustic and practical design, with exposed stone walls alongside a traditional farmhouse style kitchen setup. It features a classic Aga cooker, wooden cabinetry, and a tiled stone floor, creating a warm and inviting space. The room is well-lit by natural light from windows, and the adjoining pantry adds useful storage space, making it a perfect hub for family meals and entertaining.

Pantry

With a cold shelf, wall shelving, light and power.

First Floor Landing

Accessed from the stairs rising from the living room.

Bedroom One

Bedroom One features a traditional sash window that frames pleasant orchard views. The room is decorated in soft neutral tones, creating a restful ambiance.

Study/ Occasional Room

The Study & Occasional Room on the first floor is an ideal space for work or study, with ample room for desks and storage. Its position provides a quiet retreat from the busier parts of the home.

Bedroom Two & Three

Bedrooms Two and Three, are accessed from the inner hall leading off the Study.

Family Bathroom

The Bathroom is fitted with a traditional white suite including a bath, WC, and wash-hand basin. The angled ceiling with skylights allows natural light to brighten the space, while exposed wood beams add character.

Entertaining Hall

Sit adjoins the main residence and with its own access, this impressive New York Style loft spans 14.35 by 5.29 metres and features striking high ceilings with exposed steel beams and large arched windows that flood the space with natural light. Gold coloured columnar radiators adorn the walls and the generous room proportions make it ideal

for hosting guests or creating a versatile family living area. Adjacent to the hall is an equipped Kitchen area set against a mustard-yellow feature wall that adds a splash of colour against the neutral tones. A pantry is situated close by for additional storage.

Bathroom to the Entertaining Hall

This is a stylish bathroom with a centrally positioned free-standing bath, twin counter-top wash-hand basins, a WC, bidet and wonderful architectural column towel rail.

Office with Bathroom

Heading to the top of the courtyard and to the right-hand side of the main residence, you will find an office with a sash window looking out to the front lane, and a central fireplace. Served with its own bathroom.

Boiler and Plant Room

Containing the main boiler and plumbing works.

Detached Barns

The detached barns are arranged in an 'L' shape, and again are accessed from the courtyard. The first barn is utilised as an artist's studio comprising of a ground floor room with stairs leading up to spacious loft. A door on the ground level then leads through to the connecting second barn which has the benefit of vehicular access.

Store

Sits to the side of the barns, accessed from the courtyard.

The Orchard

Sitting directly opposite the house on the other side of the quiet lane. A good sized plot, with mature trees and shrubs and ready to be re-cultivated. Please note that a small part of the orchard to the left as you walk through the gate, belongs to the neighbouring property.

Drainage

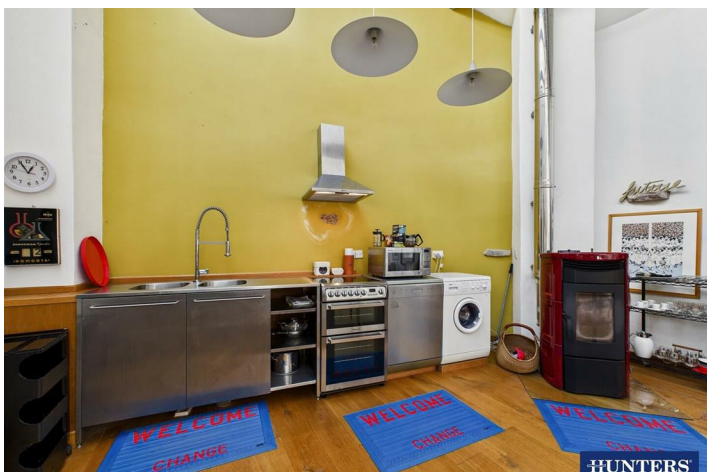
Please note the property is served by a septic tank.

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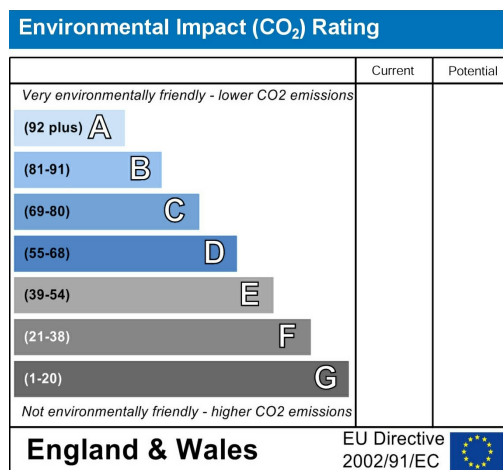
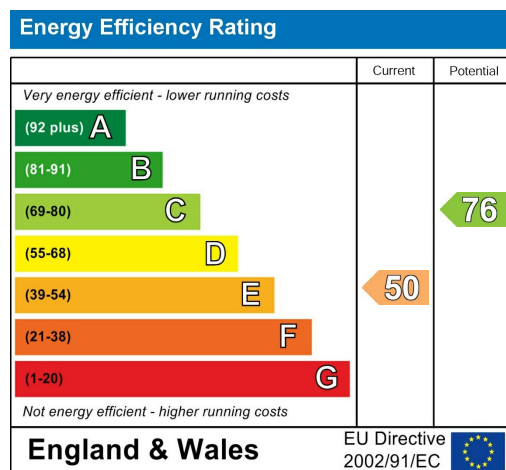
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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