

Edwin
Thompson



BLACKHALL WOOD HOUSE

Durdar, Carlisle, CA5 7LH



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Carlisle
3.25 miles

Penrith
20.03 miles

Brampton
13.91 miles

Keswick
25.62 miles

(all distances are approximate)

What3Words:///quite.fakes.every

A SUBSTANTIAL SIX BEDROOMED DWELLING WITH RANGE OF TRADITIONAL STONE BARNES WITH EXTENSIVE LAWNED GARDENS.

FOR SALE AS A WHOLE

Offers Over - £995,000 (Nine Hundred and Ninety-Five Thousand Pounds)

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.

Edwin
Thompson



Selling Agent

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Matthew Bell Dealing

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Introduction

Blackhall Wood House is an exceptional rural property comprising a 6 bedroomed dwelling, range of traditional buildings, extensive lawned garden and woodland areas set within a plot extending to approximately 2.48 acres. The property sits in attractive rolling countryside and is accessed directly from a shared access drive leading off the public highway. The property is located a 7 minutes' drive from centre of Carlisle and only a 25-minute drive from Penrith .

Location

The property is located in a rural position close to Dalston and Durdar and benefits from expansive views of the local countryside. The property is located a 5 minute drive from Junction 42 of the M6 providing.

Local Amenities

The City of Carlisle lies some 3.25 miles from the property and benefits from a broad range of amenities being the central hub for Cumbria and Scottish Borders.







Blackhall Wood House

The spacious property spanning 4596 sq. ft. (427 sq. m) over three floors. The property is of stone/render construction under a slate roof.

The property benefits from a mains water supply, mains electricity supply and private sewerage connection.

The property briefly comprises:

Basement

Cellar: 3.58m x 3.42m

Ground Floor

Porch: 2.50m x 2.64m

Tiled floor with WC and sink.

Reception Room: 3.70m x 3.50m

Wooden floor with built in bookshelves.

Living Room: 4.53m x 5.47m

Carpet floor with open fire and built in cupboards

Dining Room: 4.53m x 5.20m

Carpet floor with open fire and built in cupboards

Conservatory: 3.76m x 3.72m

Tile floor with door to external and glass roof.

Kitchen / Dining Room: 4.24m x 8.62m

Tile floor, wall and base units, electric oven, hob and extractor, plumbing for dishwasher.

Utility Room: 3.95m x 5.56m

Tile floor with WC, sink and door to external.

Utility Room: 2.80m x 3.35m

Lino floor and sink.

Boot Room: 1.58m x 3.76m

First Floor

Play Room: 3.85m x 5.55m

Carpet floor and electric heater.

Office: 3.95m x 3.80m

Carpet floor and electric heater.

Master Bedroom: 4.30m x 4.44m

Dressing Room: 3.70m x 3.22m

Built in wardrobes, WC, sink and shower.

Bedroom: 4.56m x 4.26m

Built in storage cupboards.

Bathroom: 3.36m x 2.70m

WC, sink, bath and shower.

Bedroom: 4.54m x 3.56m

Built in storage cupboard.

Bedroom: 3.68m x 3.54m

WC

Bathroom: 2.64m x 2.05m

Shower and Sink.

Second Floor

Landing

Bathroom: 2.90m x 2.60m

WC, sink and shower.

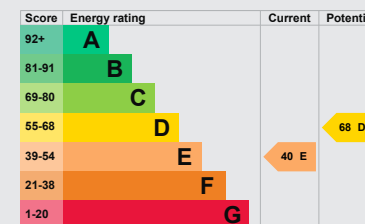
Bedroom: 6.54m x 2.50m

Bedroom: 4.40m x 5.09m

Storage cupboards.

Outside

Well-Established lawned garden to the front and side of the property, along with courtyard of buildings and timber framed summer house with electric: Offering a tranquil space for relaxation and outdoor activities. The property has ample parking around the property.



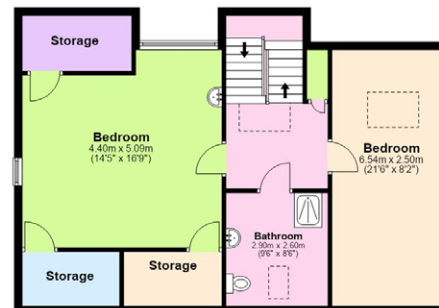
Ground Floor
Approx. 235.9 sq. metres (2539.0 sq. feet)



First Floor
Approx. 166.1 sq. metres (1787.9 sq. feet)



Second Floor
Approx. 71.3 sq. metres (768.0 sq. feet)



Total area: approx. 487.0 sq. metres (5241.8 sq. feet)
Blackhall Wood House



Buildings

The property boasts a range of traditional buildings which briefly comprise of

1. Traditional Building Range Attached to House

Storage Area – 3.94m x 5.76m

Storage Area – 6.12m x 5.78m

Lofted Area – 10.06m x 5.78m

2. Traditional Building Range

Sandstone/Brick construction under a slate roof briefly comprising:

Storage Area – 4.94m x 5.64m

Storage Area – 4.94m x 5.55m

Storage Area – 2.34m x 2.34m

Storage Area – 16.30m x 3.08m

Storage Area – 7.30m x 2.16m

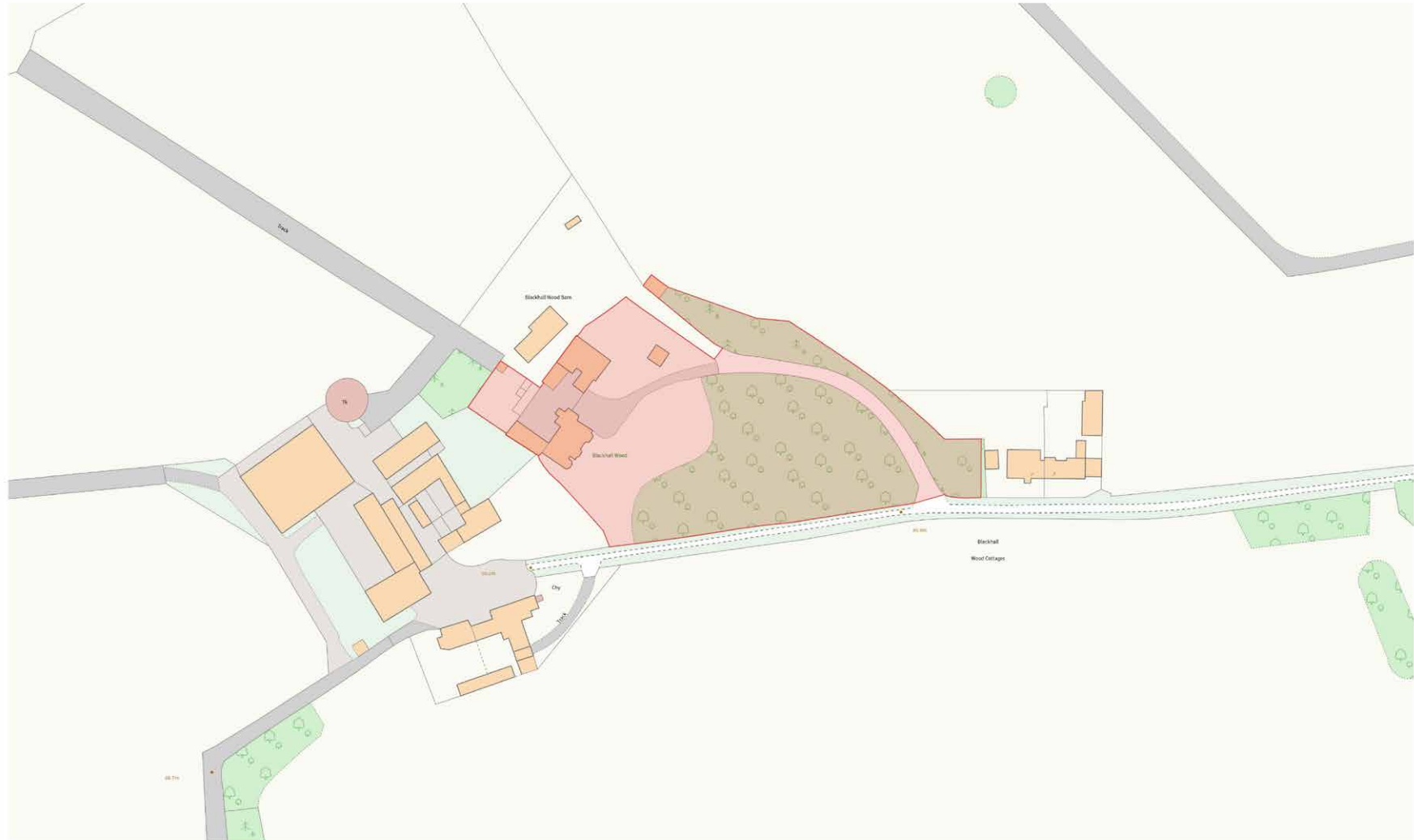
Storage Area – 5.33m x 2.20m

Storage Area – 4.84m x 3.95m



Total area: approx. 174.4 sq. metres (1877.7 sq. feet)

Blackhall Wood House Outbuildings





General Rights and Stipulations

Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The buyer(s) will be held to satisfy himself or herself on all such matters.

Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Mr Matthew Bell.

Method of Sale

The property is offered for sale by private treaty as a whole. Offers should be submitted to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale.

The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

The vendors reserve the right to sell the property without notice.

Services

The property is serviced by a mains electric supply and mains water supply. Foul drainage is to a private system. All telephone connections are subject to BT regulations.

Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

Please note that no formal investigation has been carried out on the septic tank. This may not meet the General Binding Rules 2020 and the property is being sold on this basis.

Tenure and Possession

We understand the property is held freehold.

Vacant Possession will be available upon completion.

Fixtures and Fittings

Fitted carpets, where present in the property are included within the sale.

Energy Performance Certificate

Blackhall Wood EPC is E.

The EPC documents are available from the selling agents on request.

Building Works

The property has had a large amount of work undertaken to it in the last 10 years. Further details are available upon request.

Council Tax

Blackhall Wood House – Band G (Cumberland Council)

Plans and Schedules

These are based on Ordnance Survey and Rural Land Register, to be observed for reference only.

Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.



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Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in September 2026