



School House, Raughton Head, Dalston, Carlisle, CA5 7DD  
Guide price £350,000

Hayward \* Tod  
associates



## School House, Raughton Head, Dalston, Carlisle, CA5 7DD

An appealing four bed dwelling well located within a popular village surrounded by delightful rural countryside and just a short walk to the village primary school. Loads of character. Spacious sitting room with dual aspect. Dining room. Breakfast kitchen. Garden room. Large utility. Two shower rooms. Well maintained garden. LPG central heating. Income from solar panels. Convenient for Dalston, Carlisle and Lake District.



**Situation and description** School House is beautifully situated within the pretty village of Raughton Head approximately 8.5 miles from Carlisle. The village sits approximately 30 metres above the level of the River Caldew up a long winding hill. Amenities include a primary school and church. The larger village of Dalston is just 3.5 miles, where there are a wider range of facilities available. There is a primary and secondary school and an excellent range of shops and services.

Carlisle, the region's capital, has a superb range of social, leisure and retail opportunities. There is an attractive central pedestrianised area and an impressive cathedral and castle. The city benefits from being on the West Coast Mainline which provides fast and frequent services to London from 3 hours 23 minutes and non-stop to Glasgow. The city's central railway station serves many other destinations including the Lake District, West Cumbria, Edinburgh, Newcastle, Manchester, Manchester Airport and Birmingham.

School House is a charming home having significant kerb appeal with its white washed elevation and picket fence. The original part of the property bares a date stone 1716. The property is offered in good order and is complemented by its setting and well maintained rear garden. The accommodation retains character and comprises four first

floor bedrooms along with shower rooms on the ground and first floors. The living space includes two good reception rooms, a breakfast kitchen and garden room. There is a large utility room and heating is provided by LP gas. Of interest are the solar panels which provide both electricity and an income.

## Accommodation

### Ground floor

**Lobby** Double glazed entry door. Exposed lintel. Stairs to first floor.

**Sitting room** 21'6 into bay x 15'4 (6.55m into bay x 4.67m) A generous room benefiting from good natural light. Double glazed bay window to front. Rural and fell views. Double glazed French doors to rear terrace and garden. Exposed beam. Fireplace incorporating living flame gas fire. Two radiators.

**Dining room** 13'4 to chimneybreast x 12'5 (4.06m to chimneybreast x 3.78m) Exposed beam. Parquet style flooring. Double glazing to front. Radiator.

**Breakfast kitchen** 21'11 overall x 10'6 into bay (6.68m overall x 3.20m into bay) Extensive range of fitted base and wall units. Ceramic tiled worktops. One and a half bowl sink unit with mixer tap into bay recess. Double glazed windows to garden. Private aspect. Electric cooker. Cooker hood. Pelmet

lighting. Access to cloakroom. Cloaks area with radiator.

**Shower room** 8'1 x 5'10 (2.46m x 1.78m) White three piece suite. Large shower cubicle. Pedestal wash hand basin. WC. Ceramic tiled walls. Double glazing. Radiator. Extractor fan.

**Garden room** 8'11 x 6'5 (2.72m x 1.96m) Floor to ceiling double glazing to two elevations. Double glazed French doors to garden. Private aspect. Access to utility room.

**Utility room** 12'10 x 8'8 (3.91m x 2.64m) A useful facility incorporating a tiled floor. Plumbing for automatic washing machine. Central heating boiler. Access door to front. Exposed beam.

### First floor

**Landing** Retaining character including raked ceiling with exposed beams. Double glazed window to front. Fine rural views. Radiator.

**Bedroom one** 18'8 overall x 14'4 overall (5.69m overall x 4.37m overall) Dual aspect. Double glazing to front and rear. Fine rural views. Radiator.

**Bedroom two** 10'8 x 8'4 (3.25m x 2.54m) Double glazing to rear. Garden and rural aspect. Radiator.

**Shower room** 7'10 x 9'2 into shower recess (2.39m x 2.79m into shower recess) White



three piece suite. Large shower cubicle. WC. Pedestal wash hand basin. Ceramic tiled walls. Shaver socket. Double glazed window to rear garden and aspect. Radiator.

**Inner landing** Exposed beam. Wall lights.

**Bedroom three** 13'0 x 10'6 (3.96m x 3.20m) Raked ceiling with exposed beams. Access to eaves storage. Radiator. Double glazed window to front. Rural aspect. Wall lights.

**Bedroom four** 9'1 min x 9'4 (2.77m min x 2.84m) Exposed beams. Double glazing to front. Rural aspect. Radiator.

**Outside** Attractive enclosed forecourt garden with stone and picket fence boundary. Double gates onto drive and parking. Established beds. Picket gate to side. Access to rear garden.



The rear lawned garden features a range of well stocked beds and provides a very pleasant place to sit and enjoy the peace of the surroundings. Garden sheds.

**Services** Mains water and electricity. Private drainage shared with one other. LP gas central heating. It should be noted that four kilowatt solar panels are included which also provide electricity and an income.

**Tenure** Freehold.

**Energy Performance Rating F**

**NB** There is an area of land adjacent to the property which is also available as an additional purchase, this could be a potential building plot (requiring a successful planning application) or an additional garden area.

**Directions** From Carlisle proceed through the

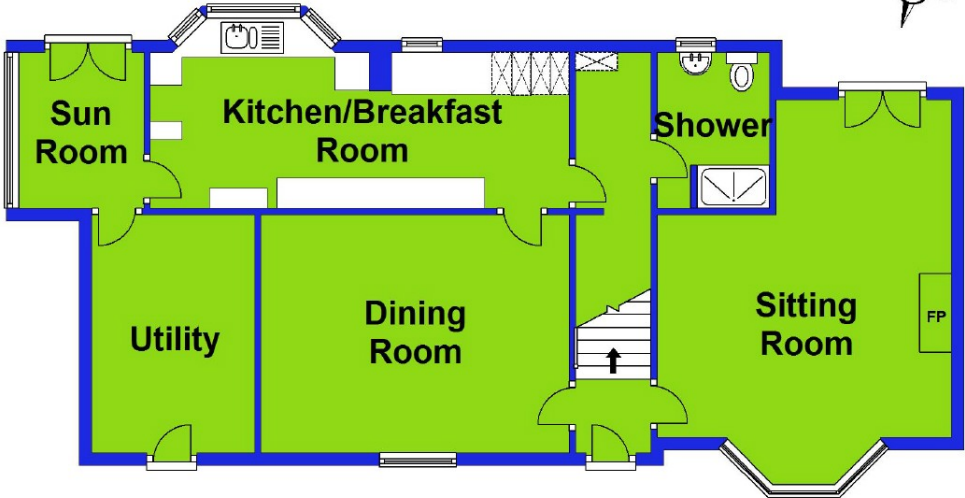


village of Dalston and past the green to Bridge End. Continue past the pub and up the hill. After the left bend and on the next right hand bend, continue straight across towards Rose Castle and Raughton Head. Proceed past Rose Castle and over the river. Turn right in the village and the property is a little way along on the right hand side.

All descriptions, dimensions, floor plans, references to condition, occupation and other details are given in good faith and are believed to be correct but should not be relied on as statements or representations of fact. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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### Ground Floor



### First Floor

