

Jays House

HIGH BRIDGE | DALSTON | CARLISLE | CUMBRIA



FINEST
PROPERTIES



A sensational new conversion delivering exceptional energy efficiency in a beautiful rural location

Dalston 5.7 miles | Junction 42 M6 7.2 miles | Carlisle City Centre 8.1 miles | Penrith 13.8 miles
Keswick 20.4 miles





Accommodation in Brief

Ground Floor

Open Plan Sitting Room, Dining Room & Kitchen | Utility
Double Bedroom | Office/Sitting Room/Bedroom | Shower Room

First Floor

Two Double Bedrooms | Family Bathroom

Externally

Parking | EV Charging Point | Gardens | Patio | Garden Store





The Property

Jays House is a spectacular new conversion of a former Dutch barn offering a striking modern home surrounded by glorious countryside and close to the Lake District National Park. This sleek and modern new home, created by local craftsmen under the supervision of award-winning architects, features stunning design and an outstanding specification. The result is hugely attractive as well as remarkably energy efficient and eco-friendly, achieving a rare and remarkable EPC rating of A. This has been achieved through high standards and close attention to detail at every stage of construction, including impressive levels of insulation, VELFAC triple glazing throughout and the latest generation of solar panels with intelligent controls. The superb quality of the construction is married with gorgeous interior décor to offer hugely desirable living, with luxurious touches such as zoned heating throughout.

The generous parking area provides access to the magnificent open plan sitting, dining and kitchen space. The atmosphere is bright and airy with clean lines and a truly contemporary finish. The kitchen area features sleek high-gloss fitted cabinets, providing a huge amount of storage, with complementary Silestone quartz surfaces and integrated sink. The superb range of Bosch appliances includes an induction hob, twin ovens, dishwasher and twin fridge freezers. The porcelain tiled flooring flows throughout the rest of this wonderful space to the well-defined sitting and dining areas. Fabulous sliding doors open to the patio creating the perfect indoor/outdoor living space. Off the kitchen is a useful utility room with storage, sink and space for a washing machine and dryer. The utility also houses the OSO 250-litre hot water cylinder.

The ground floor has flexible further accommodation. A double bedroom is served by a beautifully appointed shower room with natural marble tiling and luxurious underfloor heating. Another room is currently configured as an elegant snug with a hideaway office area but could easily be utilised as a fourth bedroom complete with walk-in wardrobe. This room also has external access and is a great spot to work from home, with the added benefit of the ultrafast broadband available at Jays House.

The fantastic styling and specification continue to the first floor where there are two further lovely bedrooms and a family bathroom. All of these rooms have high curved vaulted ceilings reflecting the shape of the original Dutch barn, and all are spacious and light. The bedrooms have fabulous far-reaching views towards Lakeland fells in the distance.











Externally

Jays House is approached via a tarmacadam driveway onto a parking area with plenty of space for three vehicles. The parking area boasts an EV charging point, and there is also preparation in place for the installation of electric gates.

Automatic dusk-til-dawn lighting illuminates the property. The generous gardens have been thoughtfully designed to offer ease of maintenance. An attractive patio area paved in Italian porcelain wraps around the rear of the house with space for al fresco dining and entertaining. Wonderful views stretch away over the peaceful surroundings. Steps lead up to the lawn which is surrounded by a mixture of hedging and fencing. Colourful plantings and shrubs dot the borders and boundaries, and there is an impressive fully insulated garden store with light and power.





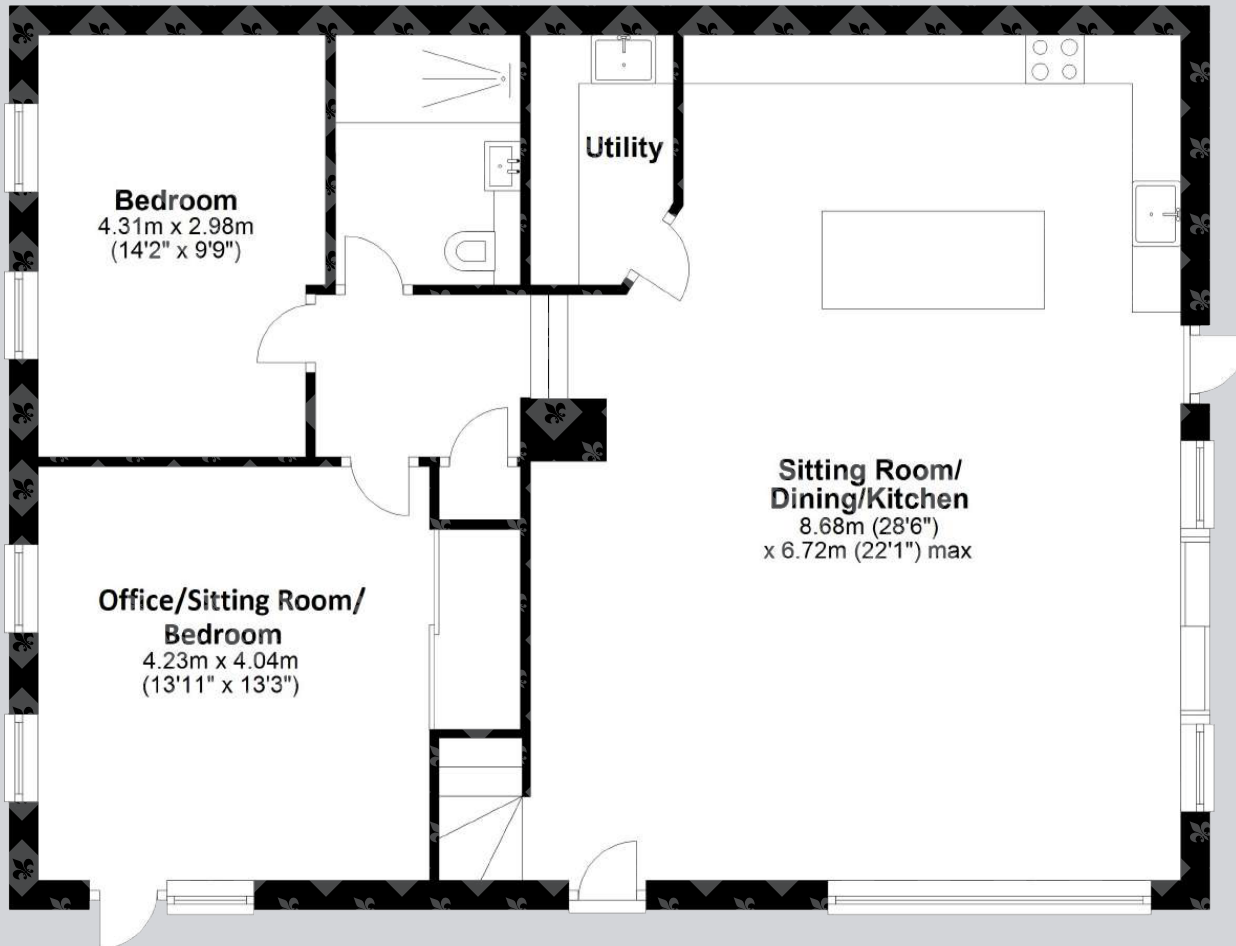
Local Information

High Bridge is a tranquil rural community set amidst beautiful Cumbrian countryside. The popular village of Dalston is nearby and offers a full range of everyday amenities. From the doorstep there are delightful walks and rides through stunning countryside and then onwards into the Lake District National Park. The regional capital of Carlisle is within easy reach and offers an excellent range of social, leisure and retail opportunities, along with an impressive cathedral and castle. The property is also well-located for easy access to Penrith, the Lake District National Park and the Scottish Borders.

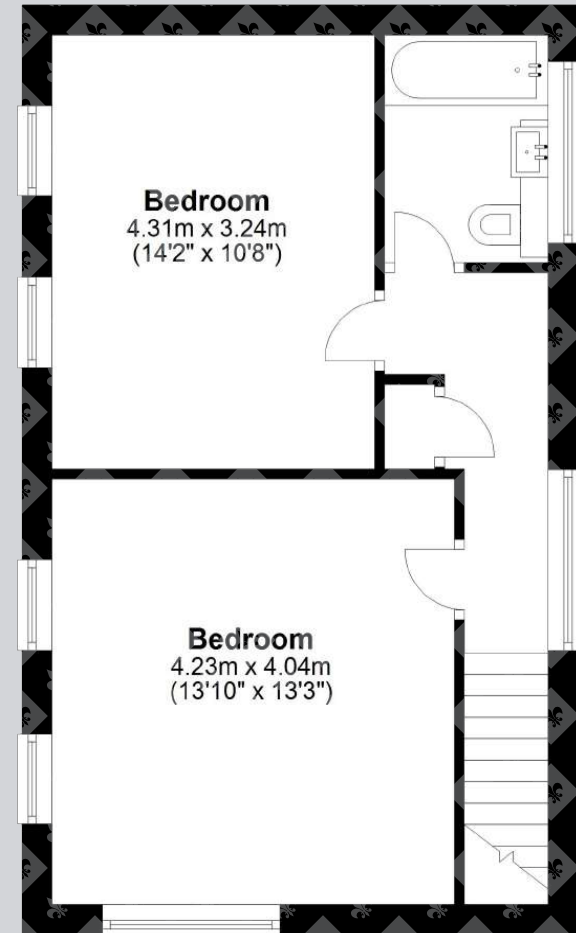
For primary education there are village schools in nearby Ivegill and Raughton Head, Dalston, or the independent Hunter Hall School in Penrith. Secondary education is provided in Dalston or at the highly-regarded Queen Elizabeth Grammar School in Penrith. Further independent schooling is available at Lime House School near Dalston and Austin Friars in Carlisle, both of which provide co-educational schooling from 3-18 years.

For the commuter junctions 41 and 42 of the M6 are within easy reach for travel south and north. West Coast mainline rail services available at Penrith and Carlisle provide fast and frequent services to London Euston in just over three hours, Manchester (including direct trains into Manchester International Airport) in less than two hours, and Glasgow and Edinburgh in just over an hour. The railway station at Dalston provides local services to west Cumbria.

Floor Plans



Ground Floor



First Floor

Total area: approx. 151 sq. metres (1,625 sq. feet)

Directions

Leaving the M6 motorway at Junction 42 follow signposts for Dalston onto Newbiggin Road. After 1.3 miles, at the T-junction near the Black Lion public house, turn left signposted Ivegill and Penrith. After 3.2 miles take the right turn signposted Highbridge. After 1.1 miles at the next T-junction turn left then after 0.2 miles take the first right signposted Highbridge. After 0.5 miles the entrance to the driveway is on the left-hand side and Jays House is the second property on the left.

Google Maps

what3words



///milder.knitted.scrubber

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and metered water. Private drainage to shared septic tank. Worcester Bosch A-rated oil boiler for zoned central heating (underfloor and radiators), OSO hot water, Solar PV and Eddi system.

Postcode

Council Tax

EPC

Tenure

CA5 7DR

Band D

Rating A

Freehold

Viewings Strictly by Appointment

T: 015394 68400

E: cumbria@finestgroup.co.uk





Finest Properties

cumbria@finestgroup.co.uk

finestproperties.co.uk

*Specialists in the marketing
of distinctive property*

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any 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 the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.