

Hethersgill

£750,000

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

Your dream lifestyle awaits on the banks of the River Lyne. This detached family home is located approximately 11 miles from Carlisle and approximately 6 miles from the charming town of Brampton and offers the perfect balance of seclusion and accessibility. Set within an expansive 10.7 acres, the estate includes approximately 6 acres of enchanting woodland which is perfect for nature enthusiasts and those seeking privacy.

The property boasts approximately half a mile of riverbed, complete with fishing rights, making it a dream for angling aficionados. Adding to the allure is a Swiss log cabin, currently thriving as a lucrative holiday rental. This charming retreat offers guests a unique experience, blending rustic charm with modern amenities. Its success as a rental property presents an exciting opportunity for additional income or a delightful guest accommodation for visiting friends and family. Additionally, there is ample parking, a detached double garage and presented to the market with the added benefit of no onward chain.

Quick Overview

5 Bedroom detached house

Located on the bank of River Lyne

Situated within grounds totalling approximately
10.7 acres

Approximately 2 acre paddock, approximately 6
acres of woodland & river fishing rights

Substantial Swiss style log cabin with established
holiday rental use

Kitchen/ dining/ family room

Living room, sitting room & conservatory

No onward chain

Driveway for ample vehicles & double garage

Ultrafast broadband available



5



2



4



T



Ultrafast
broadband



Driveway &
Double garage

Property Reference: P0319



The Property



Sitting Room



Living Room



Kitchen

This splendid home greets you with a large entrance hall, setting the tone for the generous proportions found throughout. The under-stairs cupboard provides practical storage, keeping the area neat and organised. On your right, the sitting room beckons with its cosy ambience, featuring a multi-fuel log burner that promises warmth and comfort on chilly evenings. The room is bathed in natural light, courtesy of two double glazed windows and a charming bay window, creating a bright and airy space to unwind. From the hallway on the left, the living room offers a similarly inviting environment, complete with its own multi-fuel log burner and a picturesque bay window. This room seamlessly flows into the conservatory, a versatile space that brings the outdoors in. With doors leading to the garden, it's the perfect spot for enjoying morning coffee. The conservatory's connection to the outdoors enhances the home's appeal, providing easy access to the garden and allowing for indoor-outdoor living.

The heart of the home is the expansive kitchen/ dining/ family room which creates a welcoming space for all occasions. The kitchen features a double Belfast, Rayburn cooker with double ovens and is complemented by a separate cooker, ensuring ample space and flexibility for culinary creations. We have been advised the worktops are of black granite, however this detail has yet to be verified. Integrated dishwasher with availability for a free standing fridge/freezer. A convenient larder offers additional storage, keeping your kitchen organised and clutter-free. A multi-fuel log burner sits at the centre of the room, providing warmth and a cosy atmosphere, making it a perfect spot for family gatherings during the colder months, while the open-plan design encourages interaction and connection. Leading from this room onto a utility room, shower room and Bedroom 1.

Venture upstairs to find four double bedrooms, all with high ceilings that enhance the feeling of spaciousness and allow natural light to flow freely and illuminate each room. Bedroom 3 stands out with the added convenience of two storage cupboards, offering practical solutions for keeping belongings neatly organised and out of sight. The five piece family bathroom comprises of bath, shower, bidet, WC and basin with hot and cold taps. Heated towel rail.

Outside, enjoy an idyllic tranquil rural setting on the bank of the river Lyne, occupying an outstanding site totalling approximately 10.7 acres which include delightful mature surrounding gardens, approximately 2 acre paddock, approximately 6 acres of woodland and extensive fishing rights. Additionally, there is ample parking space for multiple vehicles and double garage.

Hethersgill is a small quiet and picturesque village located in the county of Cumbria, surrounded by beautiful countryside where you can enjoy hiking, cycling and equestrian pursuits. The town of Carlisle is approximately 11 miles away, with the Brampton located approximately 6 miles away.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen 11' 10" x 11' 2" (3.61m x 3.4m)

Dining/ Family Room 26' 7" x 11' 2" (8.1m x 3.4m)

Living Room 16' 5" x 11' 10" (5m x 3.61m)

Sitting Room 16' 5" x 11' 10" (5m x 3.61m)

Conservatory 11' 10" x 10' 2" (3.61m x 3.1m)

Bedroom One 9' 6" x 8' 6" (2.9m x 2.59m)

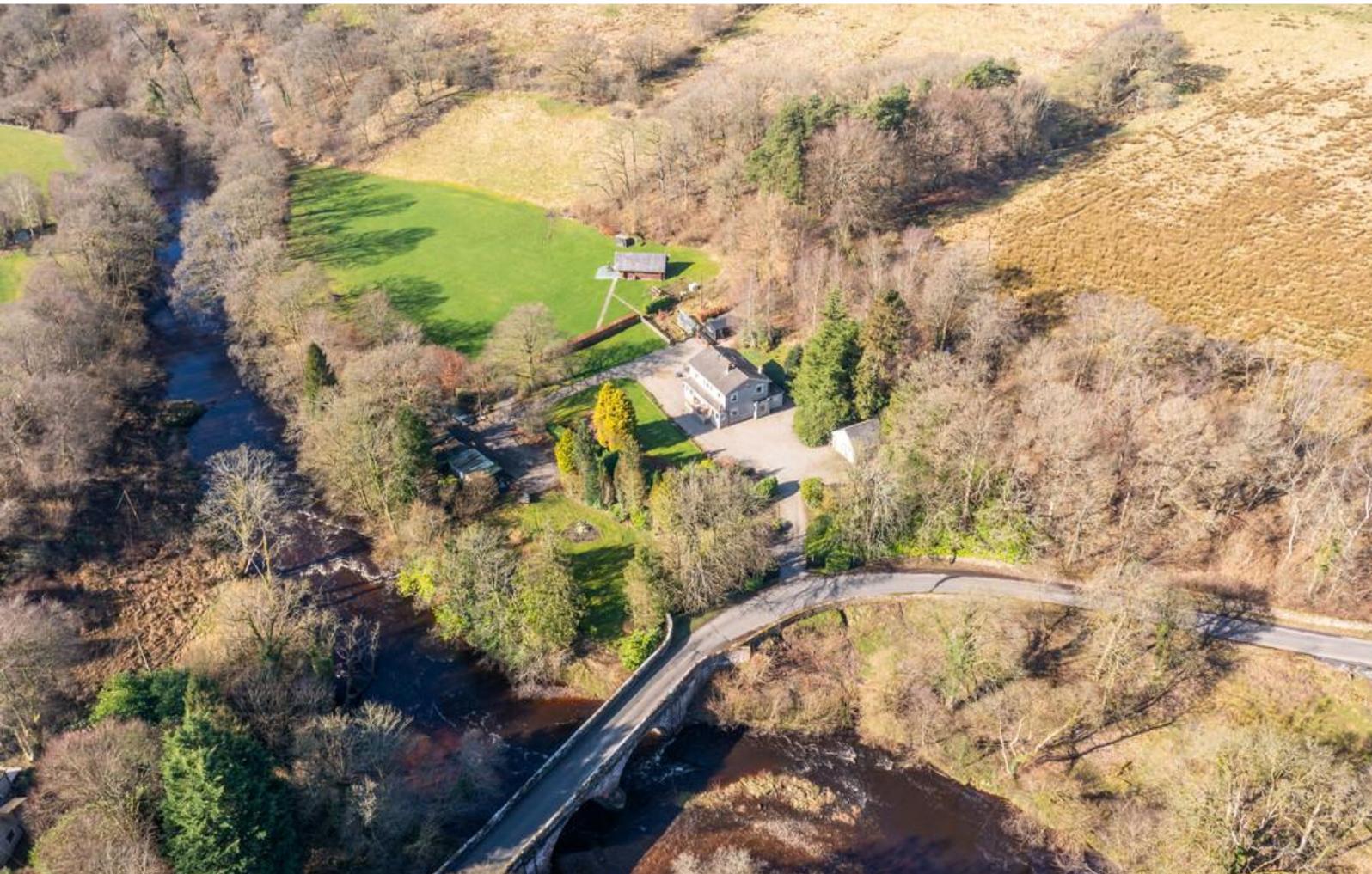
Shower Room

Utility Room

First Floor



Ariel View



Ariel View



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Five

Bedroom Two 12' 6" x 12' 2" (3.81m x 3.71m)

Bedroom Three 12' 10" x 3' 7" (3.91m x 1.09m)

Bedroom Four 13' 1" x 12' 2" (3.99m x 3.71m)

Bedroom Five 13' 1" x 11' 10" (3.99m x 3.61m)

Bathroom

Outside

Garage

Sitting Room/ Dining Kitchen

Shower Room

Log Cabin Bedroom

Property Information

Tenure

Freehold

Council Tax

The house - Band F. Westmorland & Furness Council

Log Cabin Rateable Value

£1100

Right of Way

We have been advised there is a Right of Way which begins at the property gates, along the river and onto the neighbour's field

Services & Utilities

Mains electricity and mains water. Oil fired heating. Septic tank drainage

Energy Performance Certificate

Band E

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

What3words Location

///crows.interval.invested

Viewings

By appointment with Hackney and Leigh's Penrith office

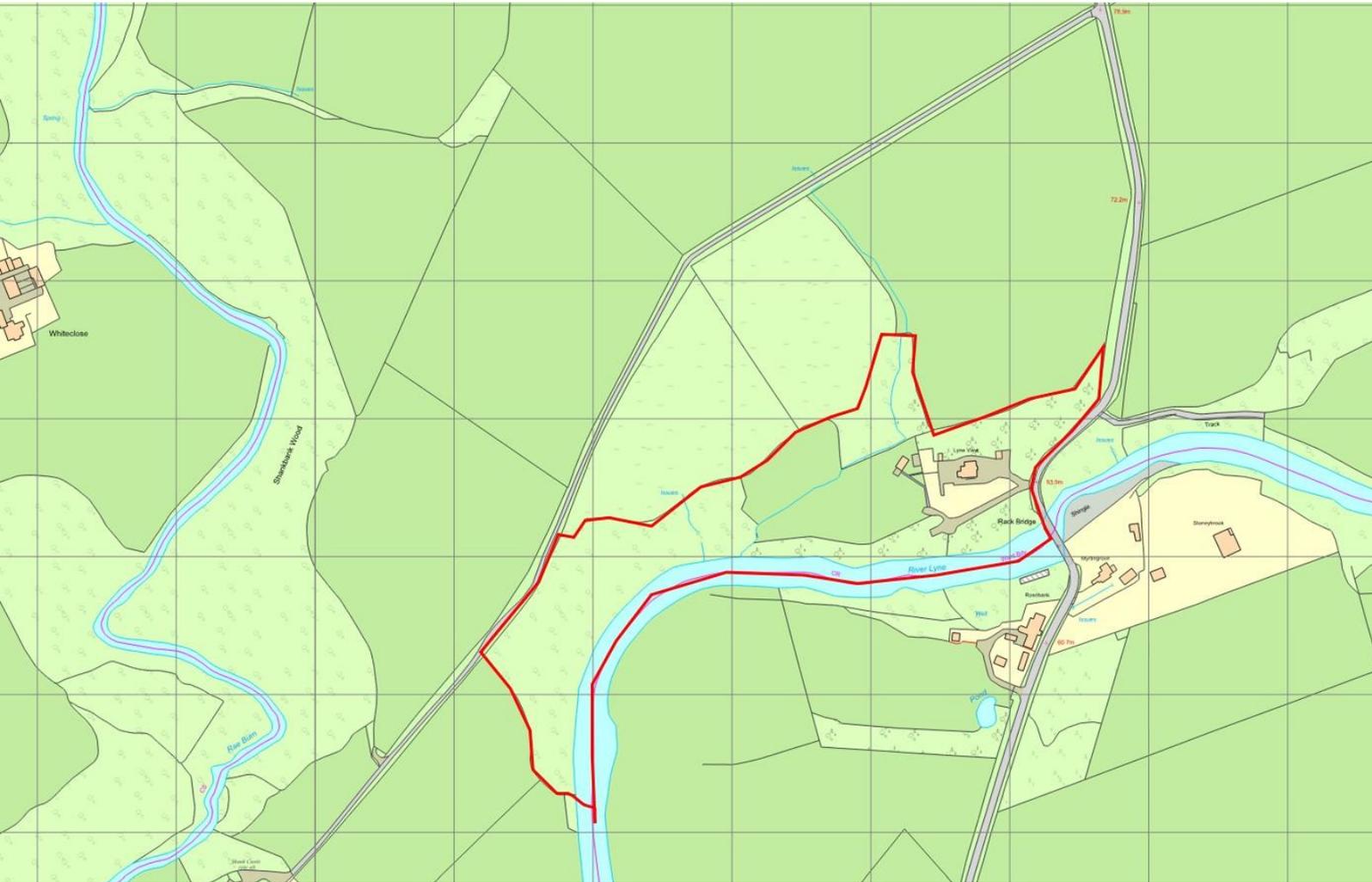
Anti-Money Laundering Regulations

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)

All permits to view and particulars are issued on the understanding that



Lyne View



Ordnance Survey Map



Log Cabin Sitting Room/Dining Kitchen



Log Cabin Garden

Request a Viewing Online or Call 01768 593593

Penrith Sales Team

Jill Connon

Branch Manager & Property Valuer
01768 593593



jillconnon@hackney-leigh.co.uk

Sarah Beales

Sales Negotiator
01768 593593



penrithsales@hackney-leigh.co.uk

Emily Grundy

Sales Negotiator
01768 593593



penrithsales@hackney-leigh.co.uk

Steve Hodgson

Viewing Team
01768 593593



penrithsales@hackney-leigh.co.uk

Helen Holt

Viewing Team
01768 593593



penrithsales@hackney-leigh.co.uk

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.

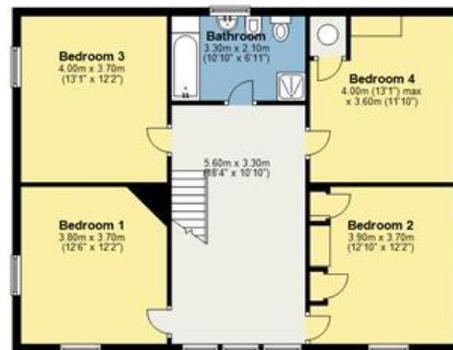


Need help with **conveyancing**? Call us on: 01539 792032



Can we save you money on your **mortgage**? Call us on: 01539 792033

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk



Total area: approx. 264.5 sq. metres (2847.5 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using Planific.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/03/2026.