



A Spacious 4 bedroom bungalow set in private, mature woodland
Crossgreens Cottage, Bewcastle, Carlisle, CA6 6PX

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Property Details

Crossgreens Cottage, Bewcastle, Carlisle, CA6 6PX

Guide Price - £250,000

Crossgreens Cottage is a spacious 4 bedroom bungalow set in over 1.5 acres of private woodland. An elevated position offers breath taking views.

Selling Agent

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Fantastic opportunity to design your own home
- Breathtaking views
- Peaceful location in your own private woodland
- Multiple outbuildings and workshops
- 4 double bedrooms
- 2 reception rooms
- No onward chain







Bewcastle is an picturesque village steeped in Roman and Border history. The church, farm, and castle occupy the site of a Roman out post fort which guarded the Maiden Way, the main Roman road north from Birdoswald on Hadrian's Wall some 10km (6 miles) to the south.

Woodland walks are plentiful here having both Kershope forrest and Keilder forrest close by. As a result, wildlife around here is plentiful. Families of Roe deer and various birds of pray are common sights.

Bewcastle offers a primary school and William Howard School in Brampton is the local secondary school.

The historic market town of Brampton is only 12 miles away and offers a fantastic selection of shops, butchers, pubs and cafes plus other local services. A main bus route runs from here to Carlisle or Newcastle plus a train station is also available from here.



Crossgreens Cottage offers a fantastic opportunity to create your own family home. The property has been stripped out, offering a blank canvas to work from. There is currently no heating system and Electricity is available but has been turned off.

Its current layout offers 4 double bedrooms. The primary bedroom offers fantastic views over the fields and surrounding hills.

There is plenty of space to create a generous kitchen with adjacent dining room.

A large family bathroom would happily accommodate a separate bath and shower.

The utility / laundry room is a useful space and also offers access to the sunroom which runs along approximately half of the rear of the property.



This property sits in a generous plot, just over 1.5 acres of woodland and wild flowers.

A gravel track leads up to the entrance gate to the property where a large garage / workshop is located. This generous space offers 3 large entrance doors and electricity making it a brilliant workshop space.

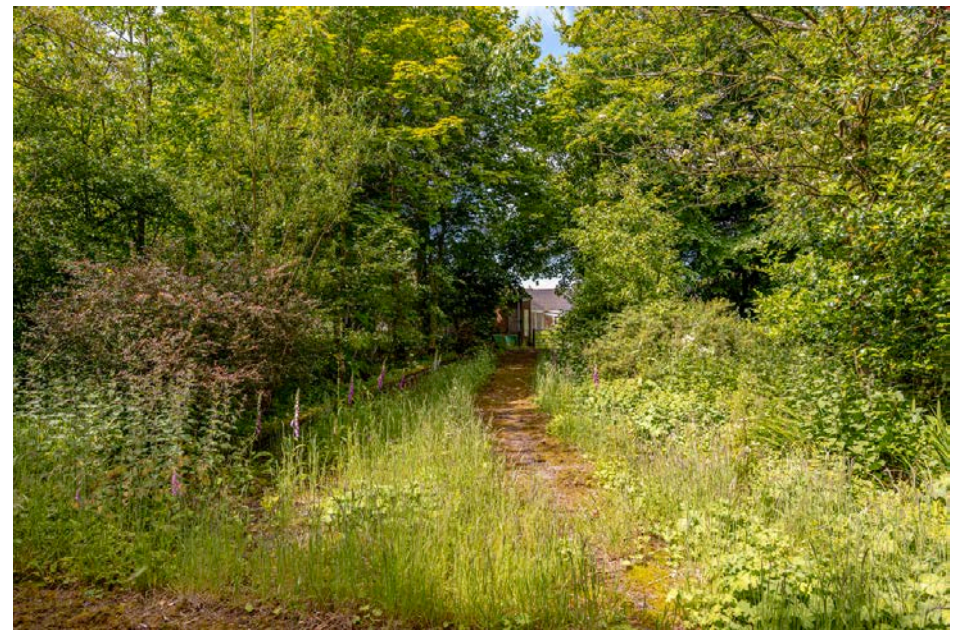
Multiple workshops and outbuildings are located throughout the woodland with 2 additional double garages located next to the main house.



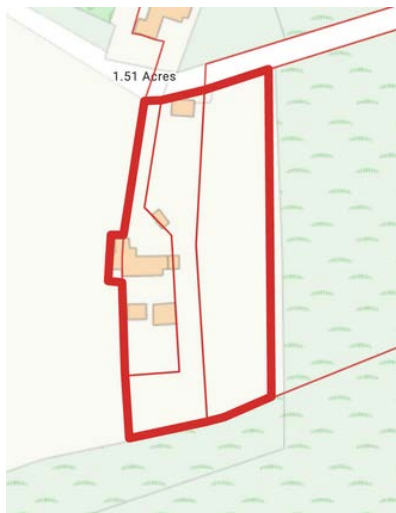
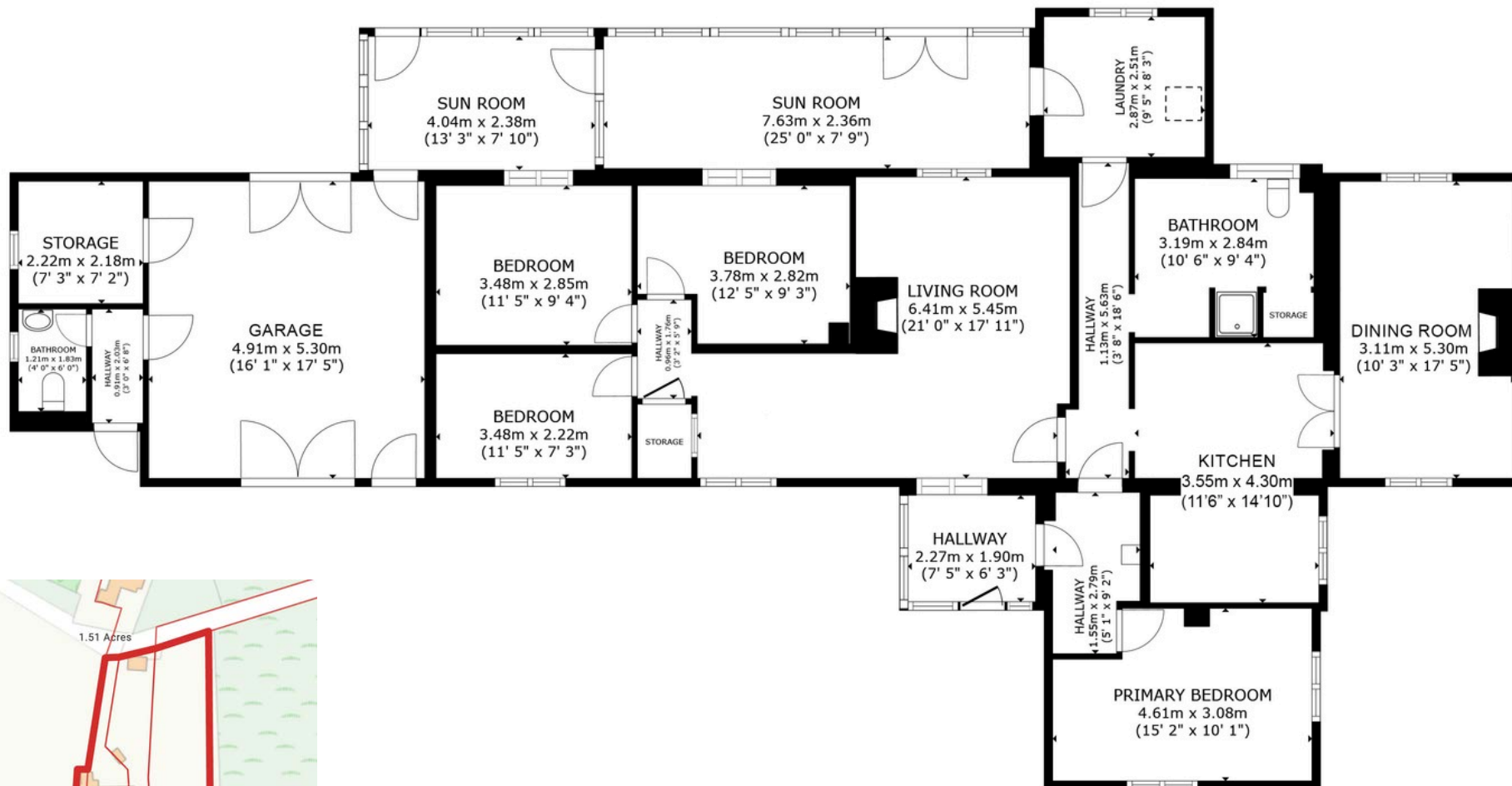




The woodland is mature and diverse. The grounds require some work and management, but once cleared would offer a generous space suitable for a variety of uses.







FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 209.1 m² (2,250 sq.ft.)
 TOTAL : 209.1 m² (2,250 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters. Shared driveway but neighbouring properties have no access rights over Dunkeld. Private parking is available and plentiful.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: Exempt. Property currently has no heating system and requires a complete renovation.

Services: Crossgreens is served by mains water, mains electricity, and a septic tank. Mobile phone signal is good. Broadband is not currently provided in this property. Fibre is not yet available at this address. There is currently no heating system working in this property.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Local Authority: Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band A.

Solicitors: TBC

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @cdrural.

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