

# Dubcroft

DALSTON | CARLISLE | CUMBRIA



**FINEST**  
PROPERTIES



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An attractive detached property with impressive  
outbuildings, gorgeous gardens and two paddocks

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Dalston 3.3 miles | Junction 42 M6 7.4 miles | Junction 41 M6 13.3 miles  
Carlisle City Centre 8.2 miles | Penrith 18.5 miles | Keswick 21.5 miles





## Accommodation in Brief

### Ground Floor

Entrance Vestibule | Hall | Sitting Room | Study | Dining Room  
Open Plan Kitchen & Garden Room | Utility Room | WC

### First Floor

Bedroom with En-suite Shower Room | Four Further Bedrooms | Family Bathroom

### Second Floor

Three Generous Loft Rooms

### Externally

Detached Studio | Driveway & Parking | Double Garage with Workshop  
Single Garage Stables | Tack Room | Formal Gardens | Orchard Garden  
Two Paddocks of Around 0.73 Acres | 1.08 Acres in All







## The Property

Dubcroft is a lovely double fronted detached property built in beautiful traditional Cumbrian style and occupying a generous plot of around 1.08 acres in all. In addition to the main house, the property incorporates gorgeous gardens and a fine range of outbuildings including a detached studio and garaging. Stables and a tack room combine with two excellent paddocks to offer a fabulous compact equestrian set up, with far-reaching views stretching away over attractive countryside.

The front door opens to a vestibule with fully glazed inner door and side panels, linking onwards to the bright and welcoming hall. To one side is the generously proportioned sitting room with a dual aspect including patio doors to the south elevation bringing lots of natural light. A feature fireplace with marble surround and hearth acts as a central focal point, and glazed double doors open to the adjoining study. This is a great place to work from home. Across the hall is the dining room with more formal entertaining space and a charming serving hatch that connects to the kitchen.

The open plan kitchen and garden room is a wonderful place to cook, dine and entertain. The kitchen area is fitted with an abundance of cabinetry with pretty decorative tiling and a grand AGA. The kitchen flows into dining area and onwards into the garden room with wrap around glazing and a vaulted ceiling supported by handsome exposed beams. Relaxing views look over the rear gardens, and French doors step out to the patio. A large utility room serves the kitchen with additional sink, storage and space for white goods along with external access. A useful WC completes the ground floor accommodation.

The spindled staircase rises to a half landing bathed in light from a tall arched window, then continues to the first floor landing. There are four double bedrooms and a small single arranged across the first floor, all finished in elegant and relaxing style. Two of the bedrooms feature extensive fitted storage, while another benefits from an en-suite shower.

The family bathroom suite comprises bath, wash hand basin set in a vanity unit, WC and heated towel rail.

A spiral staircase from the landing leads up to the second floor and another three rooms of impressive size. These rooms provide vast storage space and could be used to extend the living accommodation, subject to securing the necessary planning consents.

Standing detached from the house is the substantial studio building. Thoughtfully constructed to blend with the appearance of the main house, the studio is incredibly versatile. The vaulted ceiling soars above an open room with practical floor tiling. This is a delightful craft or hobby room, and could offer home working space that keeps work and family life firmly apart.



## Externally

Dubcroft is approached onto a gated and gravelled driveway with parking for numerous vehicles. Yet more parking is provided by a double garage with workshop to the rear and another single garage. Both garages have electric doors. The garaging forms part of the fabulous range of outbuildings, along with three stable bays and a tack room.

To the front of the house is a productive orchard garden. To the rear there are superbly maintained formal gardens with manicured lawns, patio, pond, raised planting beds and a lovely pergola walkway that adds form and character. The gardens are enclosed by well-kept hedging and stone wall boundaries.

Two paddocks extend to around 0.73 acres in all, again beautifully maintained and well-fenced. There is roadside access and the paddocks will appeal greatly to all equestrian enthusiasts looking for a fabulous manageable set up.







## Local Information

The property sits amongst beautiful Cumbrian countryside with easy access to the northern fells of the Lake District National Park. The popular village of Dalston is nearby and offers a full range of everyday amenities. Other nearby villages include charming Caldbeck and Hesket Newmarket. From the doorstep there is a delightful array of footpaths and bridleways through stunning countryside, along the River Caldew and then onwards into The Lake District, where a host of activities and water sports await.

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. In the opposite direction lies the historic market town of Penrith, whilst Wigton is in a westerly direction. The property is also well-located for easy access to the Lake District National Park, the lovely west coast of Cumbria and the Scottish Borders.

For primary education there is a primary school in Dalston and other village schools in nearby Raughton Head, Ivegill, Caldbeck and Rosley, or for independent schools, there is Hunter Hall in Penrith and Lime House for children from the age of 7 to 18 years. Secondary education is provided in Dalston at Caldew School or at the highly-regarded Queen Elizabeth Grammar School in Penrith or Nelson Thomlinson in Wigton. Further independent schooling is available at Lime House School located in between Raughton Head and Dalston and Austin Friars in Carlisle, which provides 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. The road network provides excellent links to Wigton and West Cumberland.

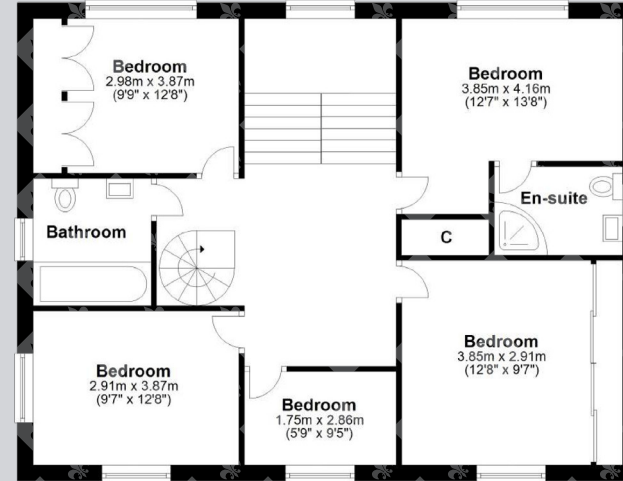
West Coast mainline rail services are available at Penrith and Carlisle providing fast and frequent services to London Euston in just over three hours, Manchester (including direct trains into Manchester International Airport) in less than two hours, and Glasgow and Edinburgh in just over an hour. The railway station at Dalston provides local services to west Cumbria and Carlisle.

# Floor Plans

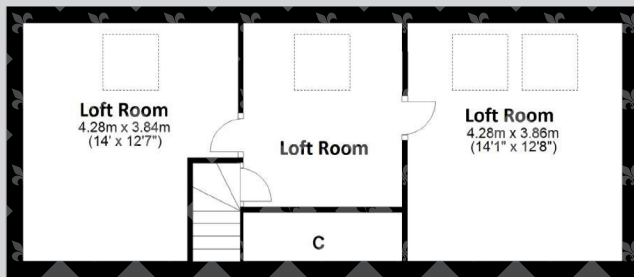
Total area: ???



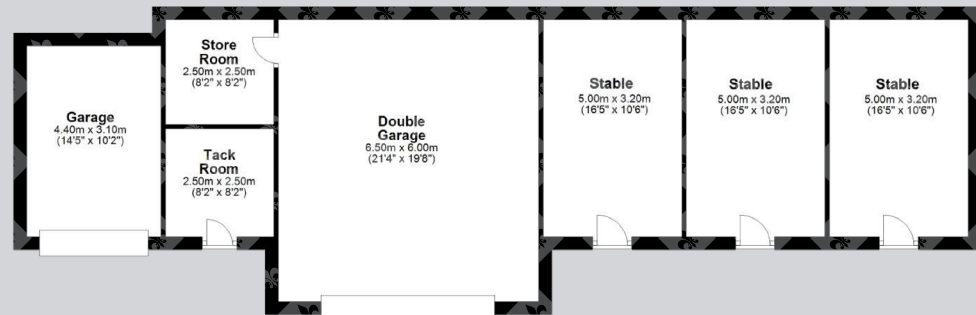
Ground Floor



First Floor



Second Floor



## Directions

Leaving the M6 motorway at Junction 42 follow signposts for Dalston onto Newbiggin Road. Stay on this road, passing through Durdar and on to Buckabank. Head south out of Buckabank, crossing the River Caldeu and continue onto the B5299. Continue for 2.3 miles to reach Nether Welton. Turn right signposted for Green Quarries and Dubcroft is immediately on the left-hand side.

Google Maps

what3words



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## 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 water. Oil-fired central heating. LPG. Private drainage to septic tank. Solar panels.

Postcode

Council Tax

EPC

Tenure

CA5 7EN

Band E

Rating D

Freehold

## Viewings Strictly by Appointment

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