



Oak Hill Cottage
Dalston | Carlisle | Cumbria | CA5 7JQ

OAK HILL COTTAGE



Oak Hill Cottage is a beautifully styled, substantial family home, offering fabulous views of the surrounding countryside.



ACCOMMODATION

Located just 2 miles from the popular town of Dalston, this fantastic property has been tastefully styled and is finished to a very high standard by the current owners. A slightly elevated position gives a great vantage point to enjoy the surrounding countryside.

Entering the property through the front door, the spacious hallway gives a glimpse right through the property, into the garden. A first-floor bedroom is accessed from the hallway, offering a generous amount of space, a large walk in dressing area and a simply stunning ensuite bathroom. The ensuite is finished with gorgeous porcelain tiles, modern lighting and a large walk-in double shower fit for a luxury spa. Underfloor heating is also found in this room for an added sense of luxury.

Heading through into the kitchen diner, your eyes are instantly drawn upwards. This double height space is fantastically light and airy, the perfect place for a party. The shaker style kitchen blends country and modern, offering plenty of storage and worktop space. The island features seating for four plus a Quooker mixer tap for instant boiling water. Meals are prepared on a generous range style cooker with five induction hobs, double ovens, grill and warming drawer. A walk-in pantry room offers additional storage, and open shelves make it easy to locate the perfect ingredients. Underfloor heating runs throughout the kitchen / dining room and Utility room.

The dining area comfortably fits a large dining table, making it the perfect place to entertain friends and family. In the summer months, the glass doors can be opened, offering the chance to enjoy alfresco dining. The expansive glass wall offers a hug amount of natural light but is also fitted with custom electrically operated blinds, adding additional privacy.

Oak Hill offers two reception rooms. The first being a more formal style living room towards to the front of the property. This fabulous room boasts a stone fireplace surround and a log burning stove to add additional warmth in the winter months. Views are fantastic across the surrounding fields. The second reception room is currently used as a Family / TV room. A large TV is mounted to the wall making it the perfect place to relax and enjoy films or sporting events. A handy storage cupboard under the stairs is also accessed from this room. A generous utility, downstairs WC and laundry room are adjacent and accessed from the kitchen.













Upstairs Oak Hill Cottage feels like a boutique hotel. The balcony style landing offers a separate seating area and expansive views towards the northern lakes. Four further bedrooms are also located upstairs as well as an office space or sixth bedroom as required. All bedrooms are spacious, tastefully decorated and offer ensuite bathrooms. Two of the bedrooms also boast a walk in dressing area. A dedicated family bathroom and large linen cupboard are available from the main landing.

















OUTSIDE

Oak Hill Cottage sits in a beautiful plot with fantastic views. A generous garden is located to the rear and side of the property with a double gate providing access for garden equipment. A nice patio area is located to the side of the kitchen and is accessed easily via patio doors for alfresco dining. Should the British summer let you down, a timber garden room offers the perfect place to enjoy a BBQ or Pizza oven whatever the weather. Electricity points and lighting are installed here to add additional flexibility.

The front of the property offers ample parking and wooden gates makes this a secure and private property. A spacious garage is joined to the property and features an electric roller door for easy access. Electricity, water connection and lighting is already installed in this room which would work well as a home gym or workshop.





LOCATION

Living near Dalston, Carlisle, offers a blend of rural charm and modern convenience, making it a highly desirable location. This picturesque village boasts excellent schools, including St. Michael's Primary School, and Caldew secondary school, both renowned for their supportive community and high standards. Local amenities include a variety of shops, cozy pubs like The Blue Bell Inn, and scenic spots such as the Dalston Parish Church and the riverside walks. A train station is also available in Dalston offering easy access to Carlisle and west Cumbria.

For more extensive shopping and leisure, the historic city of Carlisle is just a short drive away. Carlisle offers a fantastic selection of shops, restaurants and entertainment. Transport links are equally impressive, including easy access to the M6 motorway and an excellent train network connecting you to major cities. This combination of countryside living with proximity to urban amenities makes Cardew, Dalston a perfect location for families, commuters, and anyone seeking a balanced lifestyle.



INFORMATION

Oak Hill Cottage is supplied by mains electricity and water (not metered) Sewage is dealt with via septic tank. Heating is provided by mains gas.

Broadband is currently provided by Sky with speeds quoted as 5-11MBPS currently.

Tenure: Freehold.

EPC rating: C

Council Tax: D

Local Authority: Cumberland Council

Viewings - Strictly by appointment with the sole selling agents, Fine & Country Cumbria.

T: 01228 583109

Offers - All offers should be made to the offices of the sole selling agents, Fine & Country Cumbria by e-mail at cumbria@fineandcountry.com

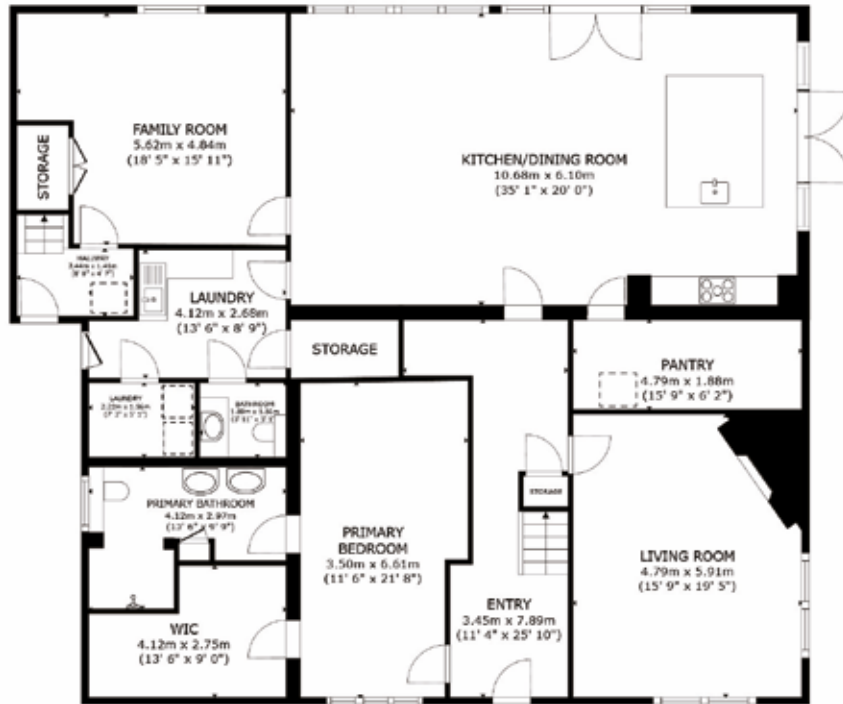


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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 221.8 m² (2,387 sq.ft.) FLOOR 2 122.4 m² (1,317 sq.ft.)
 EXCLUDED AREAS : HALLWAY 37.5 m² (404 sq.ft.) REDUCED HEADROOM 18.4 m² (198 sq.ft.)
 TOTAL : 344.2 m² (3,704 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 20.12.2024





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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THE FINE & COUNTRY
FOUNDATION

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