



Cobble Dyke, Colt Close, Ivegill, Carlisle, CA4 0NB
Guide price **£479,000**

Hayward * Tod
associates



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A substantial five bed detached home which sits beautifully in a large and mature private site in excess of 1 acre. The accommodation is spacious and well balanced and offers a degree of flexibility. Of particular interest are the outstanding views over very pleasant rural countryside to the Lakeland mountains. Accessible location within 2 miles of the M6 and equidistant (10 miles) between Carlisle and Penrith.



Situation and description Cobble Dyke is beautifully located in an attractive part of rural Cumbria yet within easy striking distance of both Carlisle and Penrith (10 minutes). Easy access to the M6 via Southwaite services which is within two miles. At the nearby village of Ivegill is a local primary and nursery school which is Ofsted rated as outstanding. There are highly rated secondary schools in the greater area including Queen Elizabeth Grammar School in Penrith and Austin Friars school in Carlisle.

The regional capital, Carlisle, has an impressive cathedral and castle and has an excellent range of social, leisure and retail opportunities. The smaller former market town of Penrith, known as the gateway to the North Lakes, has an impressive range of amenities. Both Carlisle and Penrith are on the West Coast Mainline which provides fast and frequent services to London in around 3 hours 20 minutes.

The region is known for its natural beauty and historic interest. Cobble Dyke is well placed to provide access within easy travelling distance to the Lake District, the Eden Valley, Hadrian's Wall World Heritage Site and a little further afield the Solway Coast and the beaches of West Cumbria.

Cobble Dyke is a large detached home offering particularly generous accommodation predominantly on one level but with two of the five bedrooms, along with an ensuite and studio, on the first floor. The setting, within the large private grounds in excess of 1 acre is particularly appealing as are the fine views of the Lakeland mountains. The sitting room and two of the

bedrooms have large picture windows open to the uninterrupted view. The lawned gardens are made up of a variety of areas and a log cabin provides a wonderful facility nestled within the garden amongst the trees. The property also benefits from having a double garage, oil fired central heating and double glazing.

Accommodation

Ground floor

Entrance hall 17'3 x 11'11 (5.26m x 3.63m) Being of a good size. Attractive outlook to the lakeland fells. Large cloaks cupboard. Access to inner hall and stairs.

Rear porch Parquet flooring. Big view.

Cloakroom White two piece suite. Window to front.

Sitting room 22'1 x 16'4 (6.73m x 4.98m) A generous reception room with glazing to two elevations. Large picture window providing a superb open rural aspect to the lakeland fells. Fireplace housing a built-in Woodwarm stove. Timber mantle and chimneyside shelf plus log store. Wall lights.

Dining room 17'9 x 11'10 (5.41m x 3.61m) Able to accommodate a large dinner party. Window to side. Private aspect. Wall lights. Hatch to kitchen.

Breakfast kitchen 17'9 x 13'11 (5.41m x 4.24m) A wonderful family room featuring an extensive range of bespoke fitted kitchen units in ash. Four oven Aga. Ceramic tiled floor. Underfloor

heating. Private garden aspect. Two ring induction hob. Double sink with mixer tap and food waste disposal unit.

Lobby Tiled floor. Doors to garden and garage. Built-in pantry cupboards. Access to utility room.

Utility room 10'11 x 5'10 min (3.33m x 1.78m min) Belfast sink. Fitted cupboard. Plumbing for automatic washing machine. Door and window to garden. Stairs to studio/play room above the garage.

Gardeners WC

Landing Access to eaves storage.

Hobby/family room 21'10 x 12'0 into eaves (6.65m x 3.66m into eaves) A versatile room with gable end window and extensive built-in cupboards. The room also benefits from being centrally heated.

Inner hall and stairs Two windows to garden. Built-in linen cupboard.

Bedroom one 14'0 to wardrobe fronts x 12'9 (4.27m to wardrobe fronts x 3.89m) Extensive range of built-in wardrobes, cupboards, drawers and bedside tables. Wash basin with vanity mirror and light. Shaver socket. Picture window. Beautiful rural and lakeland fell views. Understairs cupboard.

Bathroom 10'6 x 8'10 (3.20m x 2.69m) White four piece suite. Bath. Wash hand basin. WC. Shower. Tiled floor. Window to garden. Shaver socket. Radiator and towel rail plus electric chrome towel radiator. Underfloor heating.



Bedroom two 16'0 x 11'5 to wardrobe fronts (4.88m x 3.48m to wardrobe fronts) Built-in wardrobes and cupboards. Picture window. Rural aspect and view. Enclosed wash hand basin. Shaver socket.

Bedroom three/study 14'3 x 11'0 (4.34m x 3.35m) Built-in desk with cupboard and shelving. Rural aspect to lakeland fells.

First floor

Landing Built-in wardrobe.

Bedroom four 14'3 x 11'11 (4.34m x 3.63m) Full length cupboards to two walls. Window to side. Private leafy aspect.

Bedroom five 11'10 x 11'9 (3.61m x 3.58m) Velux skylight. Full length cupboards to two walls.

Ensuite 10'11 x 9'1 (3.33m x 2.77m) White three piece suite. Bath. WC. Wash hand basin. Velux



skylight. Shaver socket.

Double garage 22'2 x 16'5 min (6.76m x 5.00m min) Sliding doors. Light, power and water. Built-in cupboards.

Outside The property enjoys a generous garden site which is private and mature. The south west facing lawn features a ha-ha providing a wonderful uninterrupted view of the Lakeland fells.

Access is via a stone splay with cattle grid onto the driveway and to a generous parking area. Double parking is provided. The garden is made up of a number of areas that have been well planted with a variety of shrubs and trees. A log cabin with overhang provides a wonderful summer house, home office or studio.

Log cabin 12'8 x 12'8 (3.86m x 3.86m) French doors and windows.



In the top corner of the garden is a timber shed with open store. This area of the garden looks onto a small wooded area.

Services Mains water and electricity. Private drainage. Oil central heating.

Tenure Freehold.

Energy Performance Rating E

Directions From Carlisle proceed south past the racecourse and continue on heading south through Durdar. Proceed for 1 mile, past the turning for Ivegill and turn left signed Colt Close. Proceed up the hill and the property is the first on the right hand side.

All descriptions, dimensions, floor plans, references to condition, occupation and other details are given in good faith and are believed to be correct but should not be relied on as statements or representations of fact. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Ground Floor



First Floor



