





#### Situation and description

The Dovecote is ideally located in a central position within this prime village just east of Carlisle. The setting opposite the church and grounds is delightful. The village has excellent amenity including a shop/post office, a village hall and Church of England primary school. Communications are excellent. Access to the A69 for Carlisle and Newcastle is approximately half a mile. Junction 43 of the M6 motorway is just one mile. Central Carlisle is a little over three miles.

Carlisle, the region's capital, has a superb range of social, leisure and retail opportunities. There is an attractive central pedestrianised area and an impressive cathedral and castle. The city benefits from being on the West Coast Mainline which provides fast and frequent services to London from 3 hours 23 minutes and non-stop to Glasgow. The city's central railway station serves many other destinations including the Lake District, West Cumbria, Edinburgh, Newcastle, Manchester, Manchester Airport and Birmingham.

The Dovecote is a beautiful home with classic period charm and detail. The property offers comprehensive accommodation including six bedrooms, two of which have ensuite facilities. The main bedroom also benefits from a dressing room. The property provides an excellent platform for entertaining. A superb living kitchen opens onto the rear terrace and garden. The sitting room and separate dining room are generously proportioned. There is also a family room and home office. The mature gardens are well maintained and complement the property. The rear aspect is sunny and private.

Of interest is the adjoining annex which also has an inter-connecting door from the main house providing a superb annex. The two bed cottage has an impressive living room and is self-contained having its own kitchen, bathroom and services. The cottage is currently let on an assured basis.

#### Accommodation

##### Ground floor

##### Porch

**Vestibule** Black and white diamond pattern tiled floor. Coving. Radiator.

**Cloakroom** 7'6 x 3'11 White two piece suite. WC. Heritage pedestal wash hand basin. Radiator. Coving. Black and white tiled diamond patterned floor.

##### Reception hall

14'0 x 8'0 Attractive parquet floor. Period plasterwork detail to the ceiling. Picture rail. Fireplace housing a living flame coal effect stove. Wall lights. Radiator. Glazed door and side panels into living kitchen.

##### Sitting room

22'6 into bay x 13'6 A generously proportioned room featuring a



wide four sash bay window with window seat. Period detail including cornice and picture rail. Pleasant aspect to church and grounds. Two windows to side elevation. Wall lights. Shelving and cupboard. Fireplace housing a multifuel stove. Two radiators.

**Living kitchen** 22'2 overall x 16'6 This is a large and superb family room featuring a glazed six sided central lantern. Generous glazing to rear terrace and garden. French doors to terrace and garden. The room features an oak floor and a range of modern kitchen units including an island, all with granite worktops. Substantial stainless steel gas cooker with six ring hob and double oven. Maytag American fridge freezer. Dishwasher. Integral microwave oven. Warming oven. Two radiators. Coving. One and a half bowl stainless steel sink unit with mixer tap. Walk-in pantry cupboard with shelving, doors and cupboard. Granite worktop and bar fridge.

#### **Inner hall and stairs**

Tiled floor. Radiator. Understairs cupboard.

#### **Dining room**

17'0 x 18'6 into bay A spacious room capable of serious entertaining. Attractive timber floor and period detail to ceiling including cornice and picture rail. Deep four sash bay window with window seat. Pleasant aspect to church and grounds. Open fireplace. Radiator.

#### **Laundry**

11'1 x 8'5 min Large walk-in cloaks cupboard. Shelved cupboard. Fitted base unit. Belfast sink unit and hardwood drainer. Window to rear garden. Door to rear terrace and garden. Radiator. Space for US style laundry equipment. Oak floor.

#### **Family room**

19'0 x 12'2 A very pleasant room with extensive glazing and French doors to rear garden. Private aspect. Fireplace with living flame coal effect fire. Fitted shelving. Coving. Ceiling rose. Radiator.

#### **Home office**

13'1 x 10'0 Oak floor. Coving. Picture rail. Aspect to church. Connecting door to cottage.

#### **First floor**

#### **Landing**

Stairs to second floor. Radiator. Coving.

#### **Half landing**

Sash window to rear garden.

#### **Bedroom one**

17'0 x 14'4 A generous room with two sash windows overlooking the church. Coving. Picture rail. Radiator. Built-in cupboard. Secret door providing access to dressing room and ensuite.

#### **Bed one ensuite**



13'1 x 8'8 White suite including Heritage bath with mixer tap. Large shower cubicle. WC. Range of built-in cabinets incorporating twin wash hand basins and granite worktops. Window. Radiator. Extractor fan. Towel radiator.

A passage with radiator and wardrobes leads to the dressing room.

#### **Dressing room**

13'3 x 4'10 to wardrobe fronts A generous range of quality wardrobes including drawers, hanging and storage options. Window. Aspect to church.

#### **Bedroom two**

14'4 x 12'10 Two sash windows to front. Double glazing to side. Coving. Picture rail. Original chimneyside cupboard and drawers. Window seats. Radiator.







#### Bedroom three

14'1 x 11'5 Windows to side and rear. Decorative fireplace. Picture rail. Radiator.

#### Inner landing

Built-in airing cupboard.

#### Bathroom

10'7 x 6'10 White three piece suite. Heritage bath with separate shower over. Pedestal wash hand basin. WC. Oak floor. Part ceramic tiled walls. Sash windows to rear garden. Radiator. Built-in shelved cupboards. Strip light with shaver socket.

#### Bedroom four

15'7 x 12'11 Fully glazed elevation to rear garden providing good natural light. Two radiators. Picture rail. Access to lobby and ensuite. The lobby area has a second airing cupboard.

#### Ensuite

8'4 x 6'10 White four piece suite. Large shower cubicle. Pedestal wash hand basin. Bidet. WC. Ceramic tiled walls. Two windows to rear. Radiator.

#### Second floor

Built-in cupboard.

#### Bedroom five

12'11 x 12'9 Dormer style room with exposed beams and window to front. Elevated aspect. Window to side. Radiator. Fitted shelving. Storage cupboard. Radiator.

#### Bedroom six

14'1 x 9'11 min to cupboard fronts Dormer style room. Window to front. Radiator. Built-in shelved cupboards and wardrobe.

**DOVECOTE COTTAGE** Currently let on an assured tenancy at a monthly rental of £550 per calendar month.

#### Porch

7'0 x 4'4 The cottage has its own front door and can also be accessed if required from the house. Window to front.

#### Hall

Timber floor. Radiator. Built-in cupboard.

#### Kitchen

8'7 x 6'11 Fitted base and wall cupboards. Two and a half bowl sink unit with mixer tap. Window to rear garden. Timber floor. Tiled splashbacks. Range of kitchen appliances.

#### Sitting dining room

18'2 x 14'5 An impressive room formerly a barn. High pitched ceiling with exposed beams and trusses. Living flame log effect stove. French doors to rear terrace. Two radiators. Wall lights.



#### Bedroom one

18'8 into eaves x 8'2 Pitched ceiling. Eaves storage. Velux window with aspect to church. Radiator.

#### Bedroom two

9'7 min x 10'4 into eaves Velux window to front. Radiator. Built-in cupboards.

#### Bathroom

9'7 overall x 6'10 White three piece suite. Bath with shower mixer. Pedestal wash hand basin. WC. Velux skylight. Ladder radiator. Extractor fan. Strip light and shaver socket. Built-in airing cupboard.

#### Grounds

The property is pleasantly set affording a slightly elevated aspect. Access is onto a circular driveway with central lawn and specimen tree. A hedge boundary and border leads to a walled courtyard with double gates from the village road. The courtyard provides access to the cottage and also houses a store and two garages.

#### Garage one

13'4 x 24'0 approx Light, power, hot and cold water. Storage area.

#### Garage two

9'7 x 24'0 approx Light, power, hot and cold water.

**Garden** Circular drive with lawn and specimen tree. Parking and access to the garages and additional parking within the courtyard. A flagged area in front of the main door continues as a path to the rear terrace and garden. A raised stocked and shrubbed garden bed sweeps round to the rear garden rising up to meet the lawn.

To the rear of the property is an excellent area for alfresco dining and entertaining. A flagged path snakes up to access the lawned garden. The garden has a sunny aspect and is in part walled. The garden beds benefit from a variety of planting. The cottage has access to a private flagged patio.

**Boiler room** Two boilers - one for heating and the other for hot water

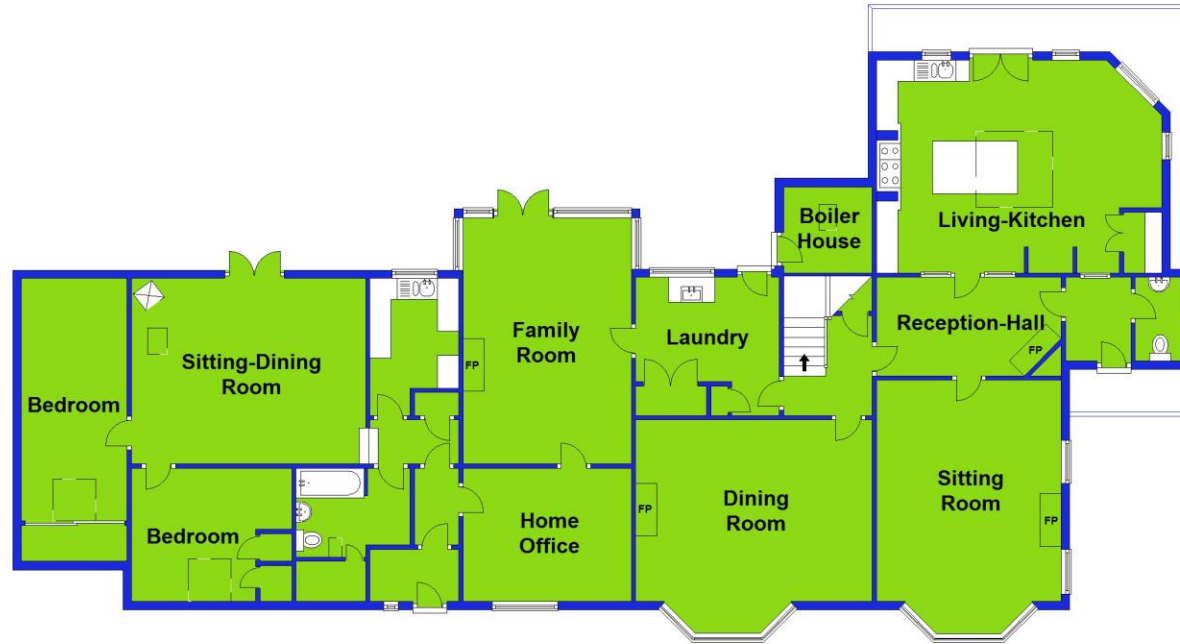
**Services** Mains water, electricity, drainage and gas are supplied. Cottage has own gas and electric supply but shares water. Separate gas central heating systems to the main house and cottage. OFF BENEFIT IS A 4 KILOWATT PV SYSTEM INSTALLATION AT THE HIGHEST TARIFF.

**Tenure** Freehold.

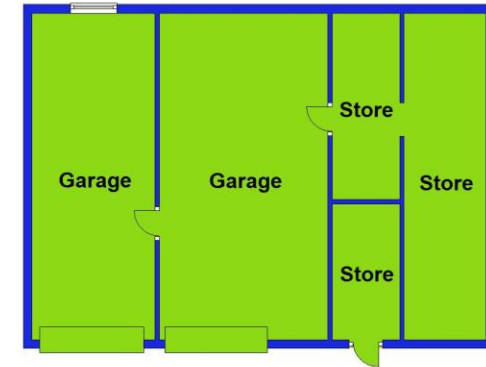
#### Energy Performance Rating

The Dovecote E. Dovecote Cottage D.

## Ground Floor



## Lowest Ground Floor



## First Floor



## Second Floor

