





A two bed semi detached cottage bungalow occupying a delightful southwest facing garden site adjacent to countryside. Excellent village setting. Superb range of amenities to hand. Convenient for Carlisle 4 miles and the Lake District - Caldbeck 8 miles.

ACCOMMODATION SUMMARY

Entrance porch | Sitting room with dual aspect and sandstone fireplace | Opening into kitchen | Large conservatory - pleasant south facing garden aspect | Inner hall | Double bedroom one - dual aspect to rear | Access to study | Double bedroom two - aspect to front | Bathroom

OUTSIDE

Driveway providing parking | Detached garage | Pleasant, generous garden site | Westerly aspect

Mains gas central heating | Double glazing | EPC Rating E | Council tax band D

SITUATION AND DESCRIPTION

Haddon Cottage is beautifully located along The Green in the very desirable village of Dalston. The setting is rather special being surrounded by fields on three sides and yet within a short walking distance of the wide range of superb amenities available in the centre of the village, most of which are set around The Square. These include a good butchers, post office, public house, C of E Church, Co-op convenience store, gift shop, greengrocers and coffee shop. A second public house is located at Bridge End which is also a short walking distance.

Dalston is well placed for access to surrounding countryside and the Lake District. The village sits beside the River Caldew which provides pretty riverside walks. The main road network is to hand and the village is served by both rail and bus services. There is access to the northern by-pass for the M6 at junction 44, south via junction 42.



Haddon Cottage is an attractive proposition and offers significant further potential for the incoming buyer to place their own stamp on the property. The wonderful site provides ample scope to extend without compromising the size of the garden.

The accommodation is well laid out, the sitting room forming the heart of the home and in an open plan format with a fitted kitchen at one end. There are windows to the front and rear and a glazed door leads into the generous conservatory. The conservatory has a lovely private aspect looking out over the garden to fields beyond. The inner hall provides access to the bedroom wing which includes two double bedrooms, both with fitted wardrobes. Bedroom one has a lovely private dual aspect out over the rear garden and has a room off that can be utilised in a number of ways - study, dressing room, ensuite. The bathroom has four piece suite and a utility recess with plumbing for automatic washing machine. Access to the loft is also provided.

It is the setting and gardens which really make the property stand out. Access from the village road is initially shared with Haddon House/ No. 48, then a private drive leads to Haddon Cottage. A shilled area provides parking and access to a detached garage with workshop area. There is access between the garage and the cottage into the rear garden which includes a greenhouse and a variety of stocked and shrubbed beds. There is a generous lawn and two patio areas, ideally placed to take advantage of the sunny aspect.

SERVICES

All mains connected. Water, electricity, gas and drainage.

TENURE

Freehold



Ground Floor

