

High Bridge | Dalston | Carlisle | Cumbria

Raven House







## Accommodation in Brief

### Ground Floor

Open Plan Sitting Room, Dining Room & Kitchen | Utility  
Double Bedroom | Office/Sitting Room/Bedroom | Shower Room

### First Floor

Two Double Bedrooms | Family Bathroom

### Externally

Car Port | Gardens | Patio





## The Property

Raven House is a spectacular conversion of a former Dutch barn offering a striking modern home surrounded by glorious countryside and close to the Lake District National Park. This sleek and modern home, created by local craftsmen under the supervision of award-winning architects, features stunning design and an outstanding specification. The result is hugely attractive as well as remarkably energy efficient and eco-friendly. This has been achieved through high standards and close attention to detail at every stage of construction, including impressive levels of insulation, VELFAC triple glazing throughout and the latest generation of solar panels with intelligent controls.

The generous covered parking area provides comfortable access to the magnificent open plan sitting, dining and kitchen space. The atmosphere is bright and airy with clean lines and a truly contemporary finish. The kitchen area features sleek white fitted cabinets, providing a huge amount of storage, with complementary Silestone quartz surfaces and integrated sink. The superb range of Bosch appliances includes an induction hob, twin ovens, dishwasher and twin fridge freezers. The porcelain tiled flooring flows throughout the rest of this wonderful space to the well-defined sitting and dining areas. Fabulous sliding doors open to the patio creating the perfect indoor/outdoor living space. Off the kitchen is a useful utility room with storage, sink and space for a washing machine and dryer. The utility also houses the OSO 250-litre hot water cylinder.





The ground floor offers flexible further accommodation. A double bedroom, complete with a fitted wardrobe, is served by a beautifully appointed shower room with luxurious underfloor heating. Another room, currently configured as an elegant snug with a hideaway office area, could easily be converted into a fourth bedroom with the addition of a walk-in wardrobe. This room also has external access and is a great spot to work from home, with the added benefit of the ultrafast broadband available.

The fantastic styling and specification continue to the first floor where there are two additional lovely bedrooms, each with a fitted wardrobe, and a family bathroom. All of these rooms have high curved vaulted ceilings reflecting the shape of the original Dutch barn, and all are spacious and light. The principal bedroom has fabulous views over to Caldbeck whilst the other looks to Saddleback in the distance.







## Externally

Raven House is approached via a tarmacadam driveway into the covered parking and entrance area, which includes light, power and preparation for an electrical vehicle charging point and electric gates. Automatic dusk-til-dawn lighting illuminates the property. The enclosed gardens sit to the rear of the property and have been thoughtfully designed to offer ease of maintenance. An attractive patio area paved in Italian porcelain stretches across the rear of the house with space for al fresco dining and entertaining. Steps lead up to the lawn which is surrounded by a mixture of hedging and fencing. Colourful plantings and shrubs dot the borders and boundaries.





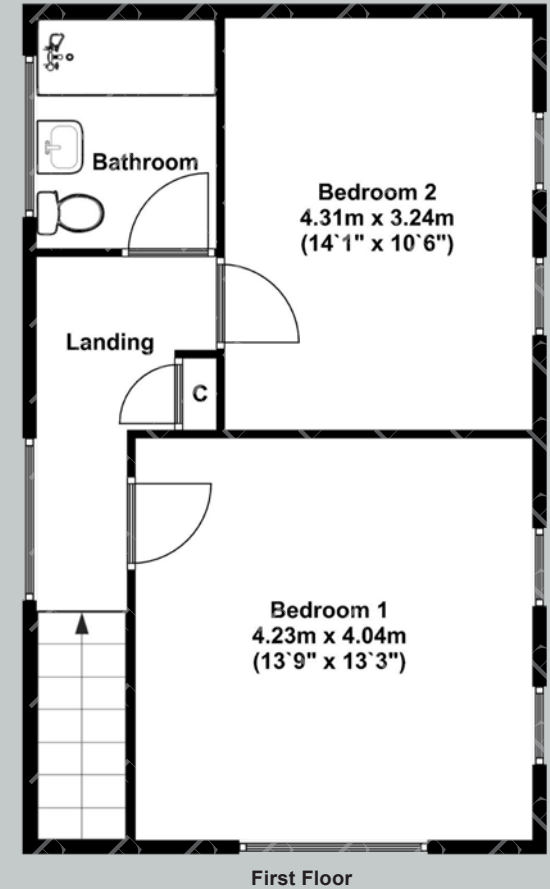
## Local Information

High Bridge is a tranquil rural community set amidst beautiful Cumbrian countryside. The popular village of Dalston is nearby and offers a full range of everyday amenities. From the doorstep there are delightful walks and rides through stunning countryside and then onwards into the Lake District National Park. 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. The property is also well-located for easy access to Penrith, the Lake District National Park and the Scottish Borders.

For primary education there are village schools in nearby Ivegill and Raughton Head, Dalston, or the independent Hunter Hall School in Penrith. Secondary education is provided in Dalston or at the highly-regarded Queen Elizabeth Grammar School in Penrith. Further independent schooling is available at Lime House School near Dalston and Austin Friars in Carlisle, both of which provide 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 Avanti West Coast mainline rail services available at Penrith and Carlisle provide 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.

# Floor Plans



Total area: approx. 144.4 sq. metre (1554 sq. feet)

Google Maps

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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 water and electricity, private drainage to domestic treatment tank. Worcester Bosch A-rated oil boiler for zoned central heating (underfloor and radiators), OSO hot water, Solar PV and Eddi system.

Postcode

Council Tax

EPC

Tenure

CA5 7DR

Band D

Rating A

Freehold

## Viewings Strictly by Appointment

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# Finest

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