

Dalston | Carlisle | Cumbria

Hawksdale Lodge





Accommodation in Brief

Main House - Lower Ground Floor

Extensive Cellar

Ground Floor

Porch | Hallway | Drawing Room | Sitting Room | Dining Room
Kitchen & Breakfast Room | Utility Room | Study | Cloakroom/WC

First & Second Floor

Six Bedrooms (Two with En-suite Facilities) | Two Bathrooms

First Floor Annexe

Sitting Room | Kitchen | Two Bedrooms | Bathroom

Externally

Landscaped Gardens | Elevated Terrace | Summerhouse
Planting Beds | Greenhouse | Driveway & Parking
Woodland | Around 2.62 Acres in All









The Property

Hawksdale Lodge is a truly beautiful period country house with stunning gardens, woodland and breathtaking views. The gorgeous external appearance is matched by elegant interiors that have been finished to an exceptional standard throughout. The property has a flexible layout and various options for prospective buyers, with a first floor annexe that offers fully self-contained two bedroom accommodation. Hawksdale Lodge is nestled in a peaceful location, surrounded by sweeping open countryside and within easy reach of the Lake District National Park.

There are three wonderful reception rooms within the main house. The drawing room and sitting room are impressive and welcoming rooms. Both benefit from a dual aspect and soaring high ceilings reflecting the character and history of the property. The dining room offers more formal entertaining space. The light and airy kitchen brings a warm heart to the home. Extensive fitted cabinetry is complemented by a large L-shaped island with plenty of space for casual dining. The centrepiece is a grand AGA within a magnificent central stone inglenook. An open flow leads around this feature to the breakfast room with yet more dining space. The kitchen is further served by a generous utility room with further storage and laundry solutions. Tucked away beyond the kitchen is a peaceful study which is ideal for anyone wishing to work from home.

Stairs rise from the hallway to the first floor landing where there are four fabulous bedrooms with varying outlooks. Each bedroom is beautifully appointed with tasteful décor that creates a perfect traditional atmosphere with high quality modern finishes. One bedroom benefits from an en-suite bathroom, and the other bedrooms are served by a stunning family bathroom. There are two further bedrooms located on the second floor, one with an en-suite shower room and the other served by a separate bathroom.





The superb two bedroom annexe is positioned on the first floor, with external access via a private staircase, creating a fully self-contained apartment with a host of possibilities for interested parties. The annexe incorporates a bright and spacious sitting room, a well-stocked kitchen, two generous bedrooms and a bathroom, all finished to the same exacting standards found in the main house.

At lower ground floor level, Hawksdale Lodge benefits from vast cellar space offering an abundance of storage.















Externally

Hawksdale Lodge rests in splendid, landscaped gardens and grounds that make the absolute most of the spectacular views across the surrounding countryside. A generous gravelled driveway sweeps around the house with ample space for parking a number of vehicles.

An elevated flagged terrace sits above the gardens with the panoramic vista stretching away. Attractive stone steps lead down to manicured lawns with mature shrubs and hedges. A delightful summerhouse provides a lovely spot to relax in peace. Beyond the formal hedging there are further large gardens with extensive lawns, raised planting beds and a greenhouse for the keen gardener. To the south of Hawksdale Lodge there are further formal gardens and an area of woodland that stretches to the west.



Local Information

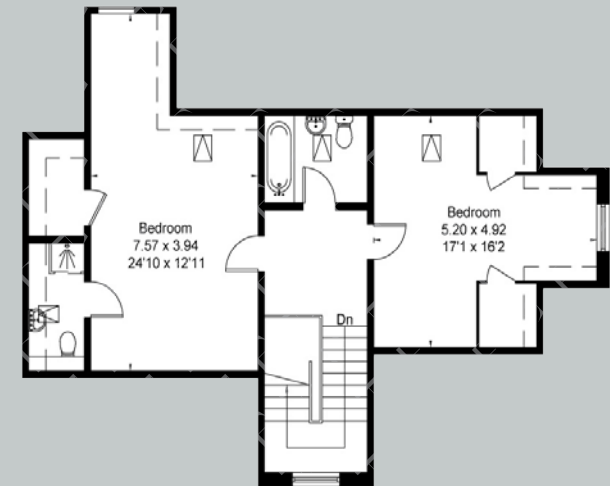
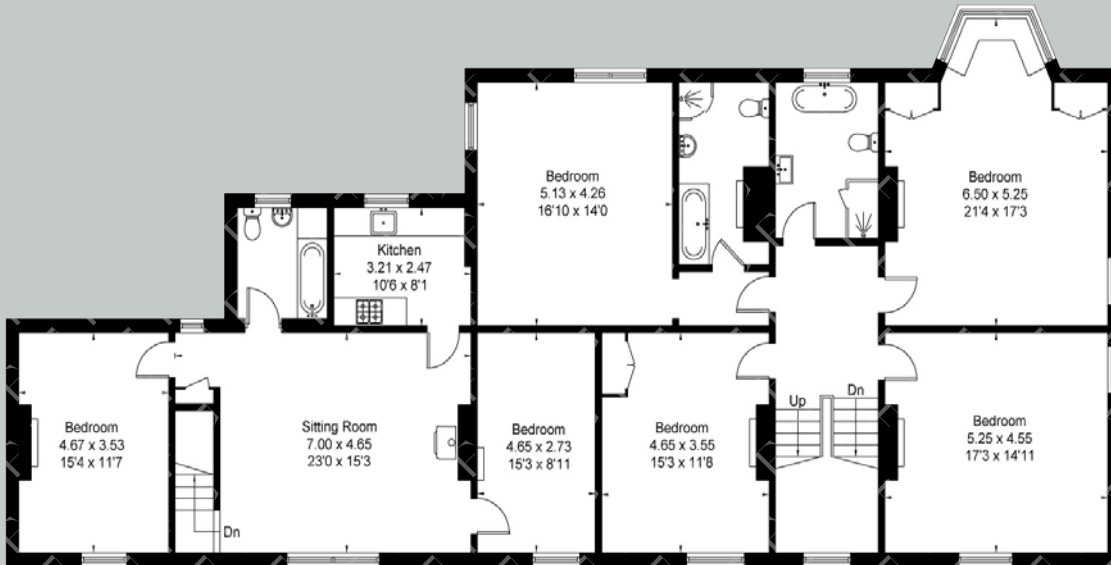
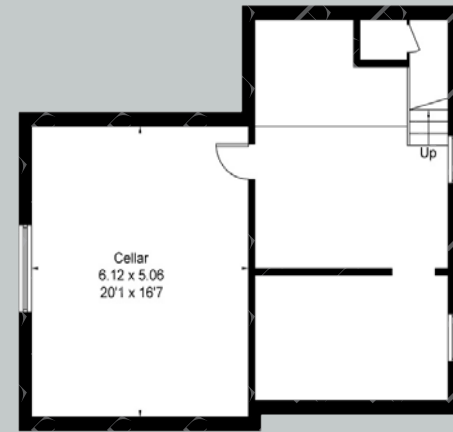
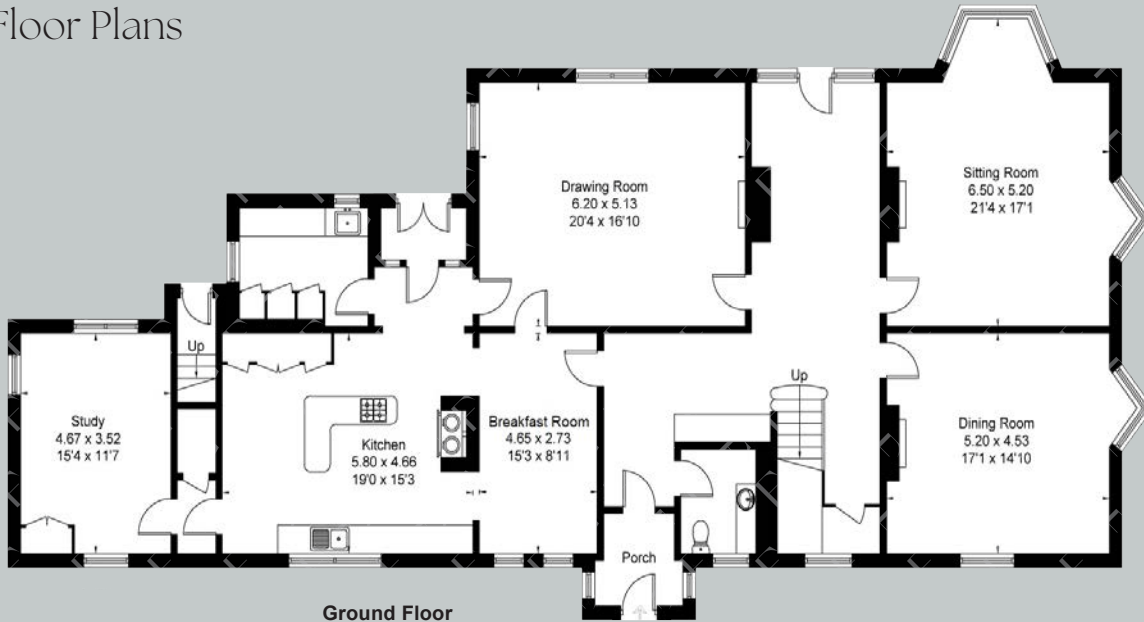
The property occupies a tranquil rural setting to the south of Dalston. The popular village offers a full range of everyday amenities. From the doorstep there are delightful walks and rides through stunning countryside and then onwards into the Lake District National Park. The regional capital of Carlisle 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 Dalston, Ivegill and Raughton Head, 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. 573.6 sq. metre (6174 sq. feet)

Google Maps

what3words



///regal.richest.candidate

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 electricity and water. Private drainage to septic tank.

Oil-fired central heating.

Postcode

Council Tax

EPC

Tenure

CA5 7BX

Band F

Rating F

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





Finest

PROPERTIES

White Ox | Scotland Road | Penrith | CA11 8QN

0330 111 2266 | contact@finest.co.uk

finest.co.uk

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