



The Green | Dalston | Carlisle | CA5 7QB

Guide Price £560,000



**david britton**  
ESTATES

## Key features

- Detached 4 Bedroom period home
- Substantial plot in the middle of the village
- Stunning gardens to the rear
- Standalone garden room with pottery room
- In need of modernisation in parts
- 2 reception rooms
- Kitchen / diner
- family bathroom
- 4 bedrooms
- Detached garage/bothy with further potential (STP)

## Description

This wonderful period property is a substantial 4 bedroom home with stunning gardens sitting in the heart of the desirable village of Dalston, overlooking The Green. Complete with a detached garage, bothy and an Art Studio/Garden Room to the rear, this is a unique opportunity to put your own stamp on your family home. In need of modernisation in parts, this spacious home has generous accommodation throughout and has a number of flexible use rooms. Internally on the ground floor there is an entrance hallway, two sitting rooms, large kitchen/diner, orangery and a shower room and on the first floor there are four bedrooms and a family bathroom.

Externally sitting on an extensive plot, this home benefits from off road parking, detached garage with attached bothy, ideal for those looking to work from home or perhaps as an income potential, and a hidden gem at the back of the garden is a conservatory/garden room with attached Art Studio, currently used as a Pottery complete with Kiln.

Located on the edge of the village of Dalston where there is a vast array of local amenities, shops, doctor's surgery, primary and secondary schools and an active village community. M6 Junction 42 is only a short distance, and the city of Carlisle is only around 5 miles away.

This is a superb opportunity for a substantial home in the heart of a desirable village and as such a viewing is highly recommended.

\*\*Viewing strictly by appointment only \*\*

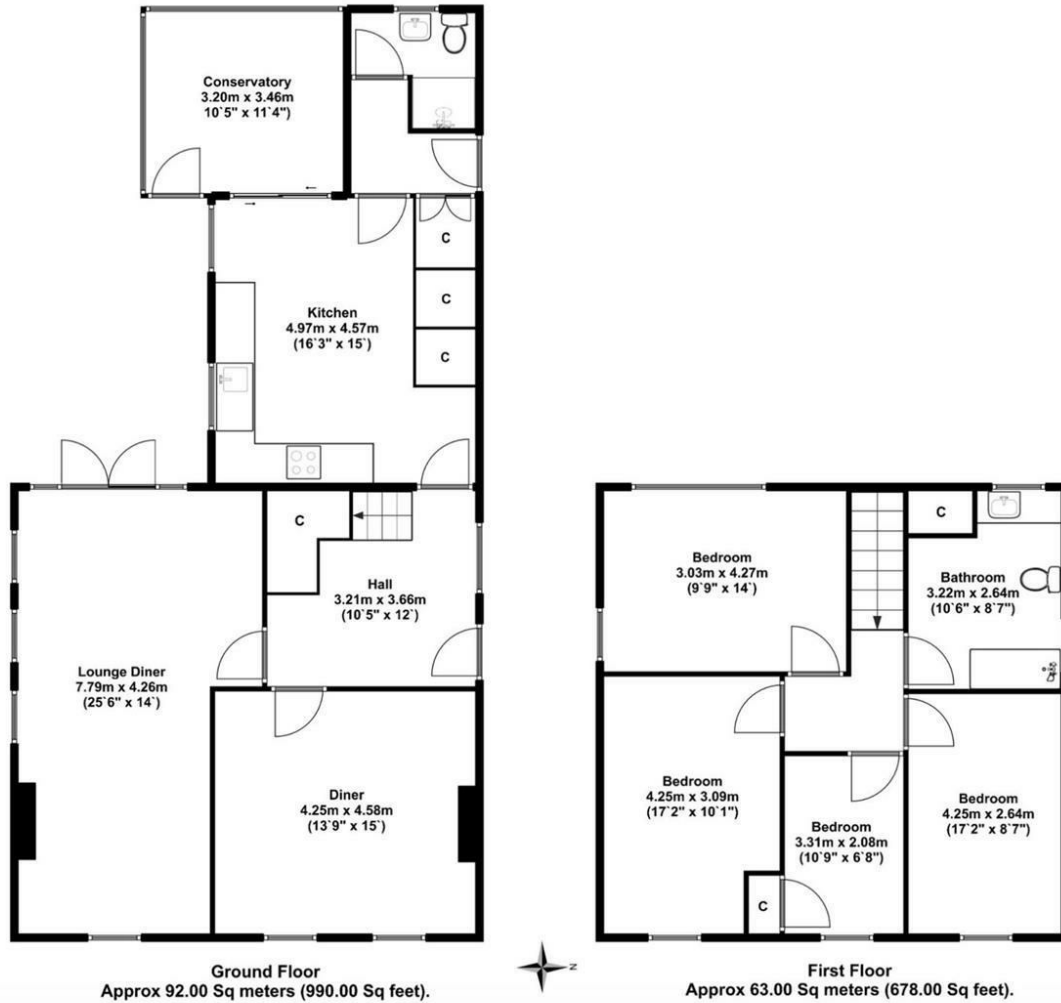
## Directions







# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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