

The Oaks

ROWELTOWN | CARLISLE | CUMBRIA



FINEST
PROPERTIES



A stunning & luxurious contemporary property with breathtaking countryside views

Carlisle Lake District Airport 8.6 miles | M6 J44 10.5 miles | M6 J43 13.1 miles | Gretna Green 13.3 miles

Carlisle City Centre 13.5 miles | Newcastle International Airport 51.4 miles





Accommodation in Brief

Reception Hall | Open Plan Kitchen/Dining/Living/Sun Room | Sitting Room

Study/Ground Floor Bedroom | Ground Floor Wet Room | Office | Utility Room

Plant Room | Principal Bedroom Suite with Roof Terrace, Walk-in Wardrobe & Shower Room

Guest Bedroom Suite with Walk-in Wardrobe & Shower Room | Bedroom with En-suite Shower Room | Further Bedroom | Family Bathroom

Triple Garage | Driveway & Parking | Workshop

Gardens | Decked Patio | Roof Terrace





The Property

The Oaks is a stunning and impressive new build property with a superb specification and sensational panoramic views ranging over glorious open countryside. The vista stretches across the Pennines, the Lake District, and the Galloway Hills over the Scottish Border. The property was designed by an award-winning architect and features hugely generous accommodation throughout with elegant contemporary décor and high quality fixtures and fittings including oak doors and Villeroy & Boch in all bathrooms. The property further benefits from an expansive triple garage, workshop with potential, substantial gardens and fantastic outdoor entertaining space.

The welcoming reception hall is bright and airy offering an inviting arrival into The Oaks and showcases the tasteful finishes that are found in every room. The hall leads to the principal living accommodation with a bespoke staircase rising centrally to the first floor. The remarkable open plan kitchen, dining room, living room and sun room is the magnificent heart of the home. This sleek contemporary space is perfectly designed for modern living, with well-defined areas all flooded with natural light from full height windows and sliding doors that frame breathtaking panoramic views. The doors open out to the raised decked patio that overlooks the gardens to create ideal indoor/outdoor living space. The stylish kitchen has fantastic fitted storage from Town & Country and a central island with hob and sink along with a Quooker instant boiling water tap and discreet integrated

appliances by Siemens. The kitchen is further served by a useful utility room with adjoining plant room and external access.

To the west elevation there is a separate sitting room which is generous yet cosy and warm, with a vaulted ceiling and exposed A-frame beams along with a Burley wood burning stove. This room is again filled with natural light. There is a study/ground floor bedroom; whilst currently configured as a study, this room is perfect for use as a bedroom for anyone with mobility issues and it is served by a ground floor wet room across the hall. A separate office sits to the front elevation providing the perfect venue to work from home.

There are four double bedrooms on the first floor. The principal suite has French doors that open to the spectacular roof terrace which has been positioned to make the most of the wonderful elevated views. This is a beautiful spot to enjoy breakfast on a summer morning, or to watch the sun set in the evening. A walk-in wardrobe offers ample storage and hanging space, whilst the fully tiled en-suite shower room is truly luxurious. The guest bedroom also has a walk-in wardrobe and en-suite shower room, along with views over the gardens and beyond. The two remaining bedrooms are to the front elevation. One has an en-suite shower room whilst the other is served by the family bathroom. All of the en-suites and the bathroom are finished to an immaculate standard.















Externally

The Oaks is approached down a quiet country lane and through a stone pillared gateway onto a curved tarmacadam driveway. The driveway sweeps between well-maintained lawns to a generous parking area with central turning island. To one side is the detached triple garage with electric doors and plenty of storage. The garage has been constructed to blend in perfectly with the main house. To the other side is a workshop with the potential for further use such as a gym. The large rear gardens are laid to lawn across two terraced levels. There is also a vegetable patch with a polytunnel and raised planting beds. The decked patio overlooks the gardens and open countryside beyond providing lovely outdoor entertaining space.

There is the potential to rent or purchase additional land adjoining The Oaks by separate negotiation.

Local Information

The Oaks is located north of Brampton with easy access to the M6, Scotland, the Solway Coast, the Lake District National Park and only a short distance from the course of Hadrian's Wall. The surrounding countryside offers excellent walks and outdoor opportunities. Carlisle is within easy reach and offers a comprehensive range of social, leisure, retail and cultural opportunities with an attractive pedestrian area and an impressive cathedral and castle. For day to day amenities, the towns of Brampton and Longtown are also close by, along with a variety of picturesque countryside villages.

For schooling, there are several primary and secondary schools all within easy reach, whilst private schooling is offered at Austin Friars School in Carlisle.

The property is well positioned for access to surrounding villages and the M6 for onward travel north and south, while the A69 provides easy access to Newcastle in the east. There is a rail station in Carlisle providing excellent main line services to major UK cities north and south, whilst Brampton Rail Station links east and west. Carlisle Lake District Airport with free parking currently provides flights to Belfast, Dublin and London Southend.



Floor Plans

Total area: approx. 353.6 sq. metres (3806.5 sq. feet)



Ground Floor



First Floor

Directions

From Junction 44 of the M6, exit heading north on the A7. After 1.3 miles turn right, signposted Kirklington. Continue for 2.8 miles then turn right on to the A6071, signposted Brampton. Follow the road for 0.4 miles then turn left signposted Roadhead. After another 0.4 miles turn left at the T-junction. Follow the road passing Kirklington for 3.9 miles and at the next T-junction turn right then take the next left turn signposted Roadhead and Bewcastle. After 1.0 mile turn left onto the lane with signpost "The Oaks". Follow the lane to The Oaks.

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 treatment plant. Air source heat pump and underfloor heating throughout.
6kW Solar Panel system. RHI air source income and feed-in-tariff for solar currently approx. £398 per quarter.

Postcode

CA6 6JJ

Council Tax

Band G

EPC

Rating B

Tenure

Freehold

Viewings Strictly by Appointment

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