



Hawksdale Pastures

Near Dalston, Carlisle

High quality water mill and barn conversions with optional pony paddocks and woodland



a place in the country
that's close to the city

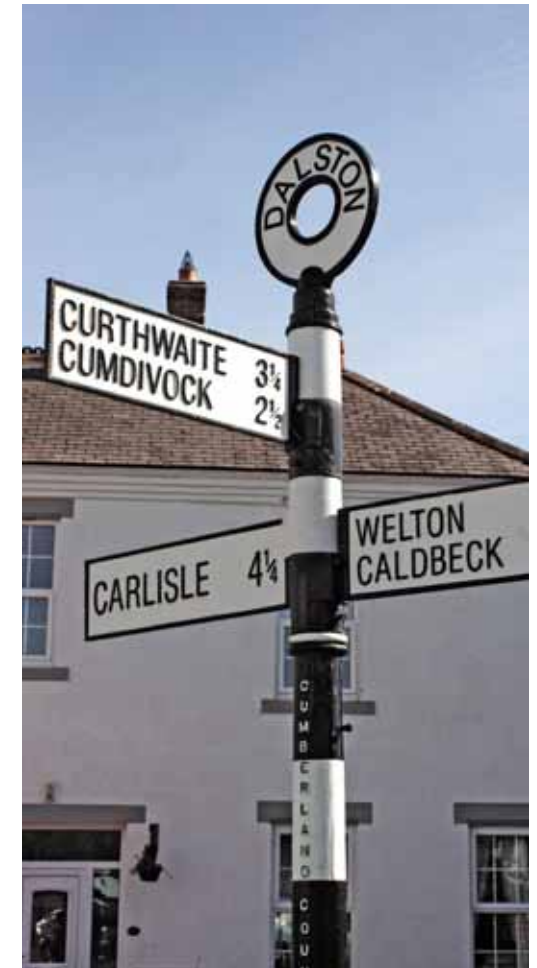
Mill pond adjacent
to Hawksdale Pastures.

Top Left - Bottom Right (clockwise):
Dalston Bakery, Dalston signpost,
Dalston post office and the Caldbeck fells.

Welcome to Hawksdale Pastures.
Once a water mill and dairy farm,
now a new hamlet in the beautiful
countryside of Cumbria.

Tucked away in a peaceful rural location, it feels a world away from anywhere. Yet, the cosmopolitan city of Carlisle with its restaurants, department stores, boutiques, castle and university is just 7 miles north. Curving away to the west is the scenic Solway Firth; the Pennines lie eastwards and the Northern Fells of Lakeland begin their ascent at Caldbeck, 7 miles south. With woodlands, rolling pastures, a mill pond and stream right outside your front door, plus the bustle of city life just a few miles away, Hawksdale Pastures brings together the best of all worlds.

Although surrounded by unspoilt acres of open countryside, Hawksdale Pastures is only 2 miles' drive from the thriving village of Dalston, and 8 miles from junction 42 of the M6. Dalston is a sought-after commuter village, with Carlisle and the West Coast Main Line just 15 minutes by train from Dalston station. This scenic village on the River Caldew supplies all the day-to-day essentials - post office, bakery, grocery store, pubs, doctor's surgery, dental practice and filling station. The villagers have won prizes for community spirit and floral displays, and a busy calendar of activities is enjoyed by the primary and secondary schools, nursery, tennis and bowling clubs, church, WI and more. With its historic square and village green, Dalston puts the charm of an English village within easy reach. 🐦



Artist's impression
of Hawksdale Pastures.



Plot 6 -
Long Barn

Plot 2 -
The Granary

Plot 7 -
Byre Cottage

Plot 3 -
The Old Mill

Plot 1 -
The Hayloft

Plot 8 -
Hawksdale House

Plot 5 -
Nook Barn

Plot 4 -
The Dairy

imaginative barn conversions with authentic features



Plot 8 - Hawksdale House

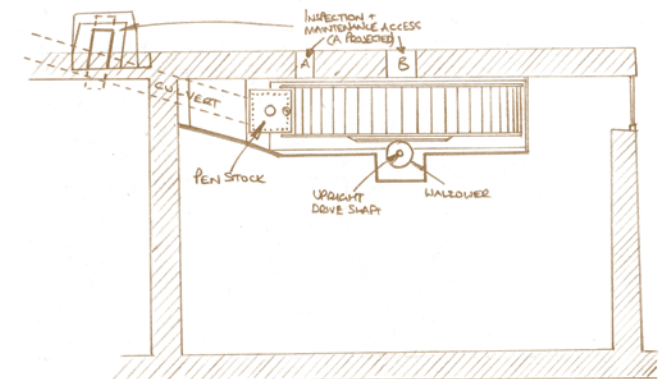
Hawksdale Pastures blends stylish, contemporary living with all the rural character you'd expect from a barn conversion. Built from mellow, locally quarried sandstone, the water mill, barns and milking parlour have been imaginatively transformed into bright, warm and spacious homes perfect for today's buyer. There's also a once-in-a-lifetime opportunity to purchase one of 3 adjoining paddocks or several acres of nearby woodland. Your very own piece of the countryside, what a gift for your family's future.



Plot 2 - The Granary

There are 8 architect-designed homes to choose from - 7 barn conversions and 1 brand new house, each with its own special ambience. Take the Grade II listed water mill, where the undershot cast-iron wheel and mechanism has been preserved. Back in the 19th century, when the wheel was driven by water from the nearby mill pond, the farmer would grind corn for flour. Today the wheel no longer turns but it's still an amazing and authentic feature that anybody would feel proud of.

Figure 1: Plan of the waterwheel, wheel case, culvert, penstock and trough.



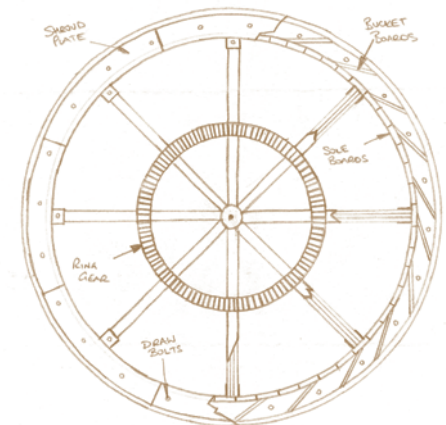
Each distinctive property has all the generous space for entertaining friends.

Artists impression of plot 3 - The Old Mill.



In all seasons you'll love coming home to Hawksdale Pastures. The surrounding countryside is a haven for deer, buzzards and barn owls, with our own owl boxes placed in the woods nearby. On clear, sunny days, there are countless paths and trails to explore as they criss-cross the countryside as far as the Scottish border and the Lake District National Park. In summer, light up the barbecue out in the garden and, come winter, curl up by the fire as the snow falls outside. Each distinctive property has all the generous space you could wish for. A fantastic place for entertaining friends and getting to know your new neighbours. 🐦

Figure 2:
Elevation and
partial section
of the wheel.

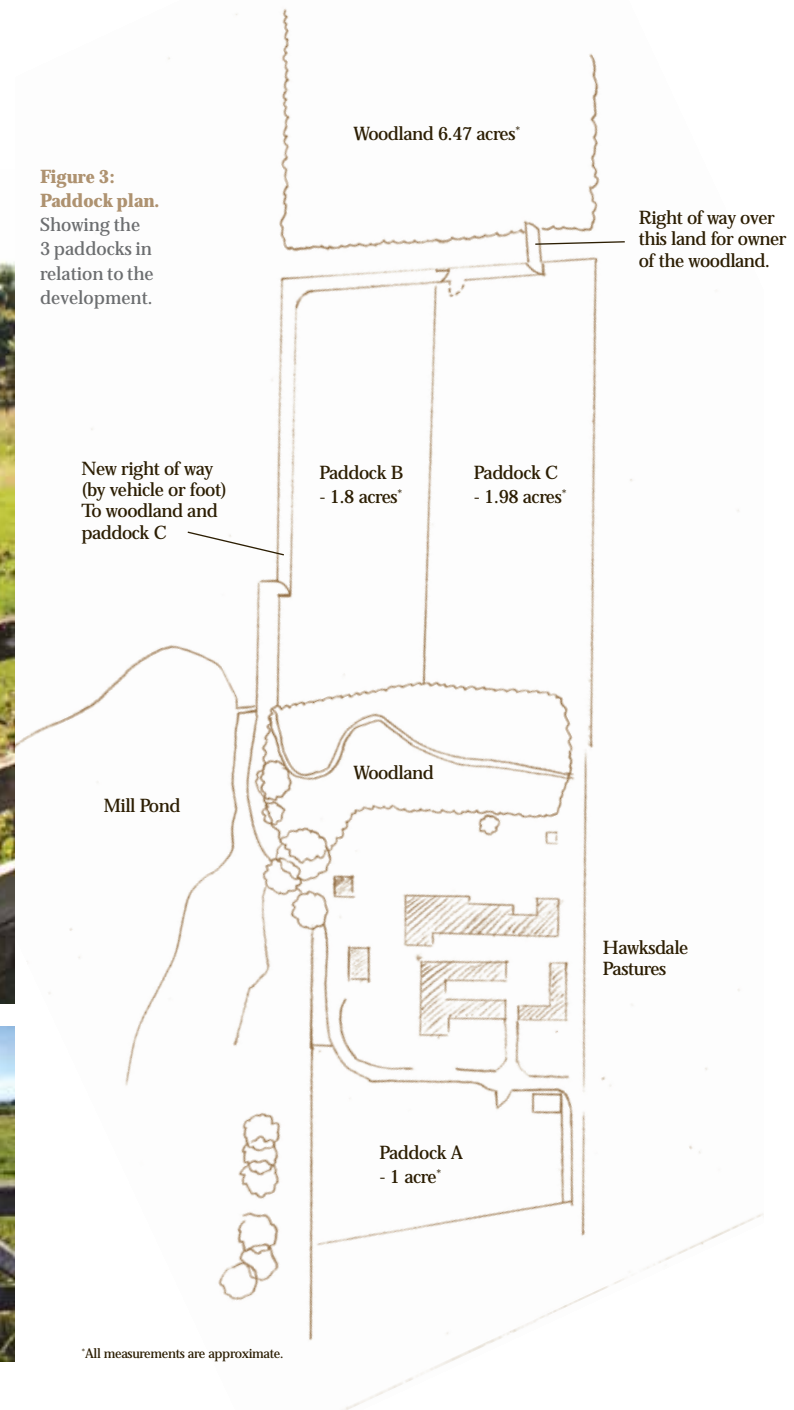


Local countryside
and wildlife.

'...a once-in-a-lifetime
opportunity to purchase one of
3 adjoining paddocks or several
acres of nearby woodland.'



Figure 3:
Paddock plan.
Showing the
3 paddocks in
relation to the
development.



New right of way
(by vehicle or foot)
To woodland and
paddock C

Paddock B
- 1.8 acres*

Paddock C
- 1.98 acres*

Woodland 6.47 acres*

Right of way over
this land for owner
of the woodland.

Mill Pond

Woodland

Hawksdale
Pastures

Paddock A
- 1 acre*

*All measurements are approximate.

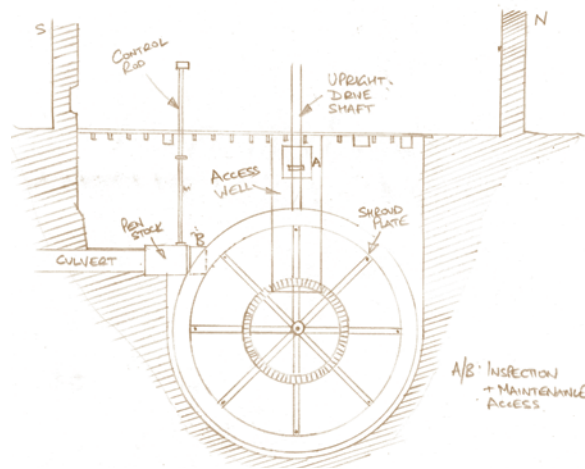


Photographs are of other recent
Russell Armer Group developments.

country with a contemporary twist



Figure 4: North-south section through the wheel case.



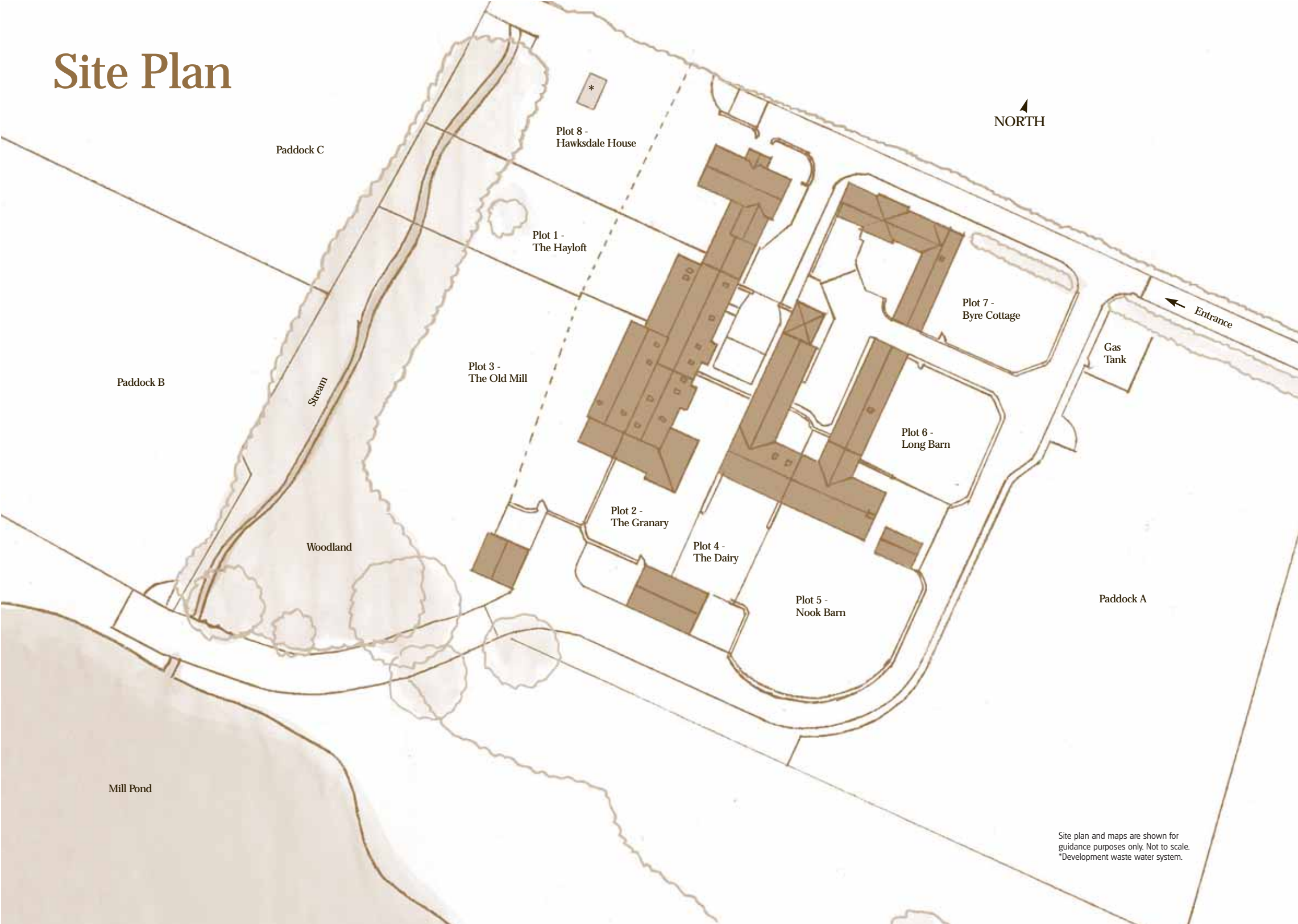
For almost 50 years, quality and craftsmanship have been right at the heart of every development by Russell Armer Homes. We've won numerous awards for our building excellence, and Hawksdale Pastures reflects our commitment to the highest standards. Taking the rich red sandstone walls and traditional slate roofs as our inspiration, we've blended period characteristics and natural materials with crisp, contemporary fixtures and finishes.

Old and new are richly contrasted, and each beautifully finished home is unique, with rustic features such as exposed stonework, restored oak beams or optional wood-burning stoves. Oak-veneer doors and oak balustrades on the staircases add a luxurious feeling of heritage to each interior. It's country with a contemporary twist, thanks to sleek and stylish kitchens and crisp, modern Villeroy and Boch bathrooms and en-suites with Vado taps. Recognising that energy efficiency is key for today's buyer, every home is double-glazed and fully insulated to keep you in comfort all year round.

- Choice of contemporary or traditional kitchens with granite worktops
- Stainless steel kitchen appliances
- Villeroy and Boch contemporary bathrooms with Vado taps
- Villeroy and Boch tiles
- Traditional style Suffolk internal oak finished internal doors
- Oak staircase balustrades
- Exposed stonework and timber beam features to selected plots
- Double glazed windows, insulated walls, floors and roofs to save you energy
- 'A' rated condensing central heating boilers
- Optional wood-burning stoves to selected plots
- Natural stone walls and slate roofs
- Landscaped front gardens

Note: See detailed specification sheet for more information. Details may vary between individual plots. Subject to variation and change without prior notification.

Site Plan



Site plan and maps are shown for guidance purposes only. Not to scale.
*Development waste water system.

Area Links

Dalston parish Website
www.dalston.org.uk

Visit Cumbria / Dalston
www.visitcumbria.com/car/dalston

Carlisle Website
www.historic-carlisle.org.uk

Carlisle City Council
www.carlisle.gov.uk

St Michael's C of E Primary School
www.st-michaels.cumbria.sch.uk

Caldew School, Dalston
www.caldew.cumbria.sch.uk

Lime House Boarding & Day School
www.limehouseschool.co.uk

University of Cumbria, Carlisle
www.cumbria.ac.uk

Dalston Doctor's Surgery
www.dalstonmedicalgroup.org.uk

Dalston Dental Practice
www.dalstondental.com

Dalston Hall Hotel
www.dalston-hall-hotel.co.uk

Dalston Holiday Park
www.dalstonlocal.co.uk

Cumberland News
www.dalstondental.com

How to Reserve

You can reserve a plot by paying a reservation deposit of £1000. This holds the property and its price exclusively for you for a maximum period of six working weeks from the date your solicitor receives the legal documentation. This allows sufficient time to reach exchange of contract before the reservation period expires. Should exchange of contract not take place within the reservation period or your circumstances change so that you are no longer in a buying position at any time during this period Russell Armer Ltd reserves the right to re offer the property and or alter the price. On exchange of contract 10% of the purchase price is payable through your solicitor. The deposit paid on reserving a plot will be deducted from your final account.

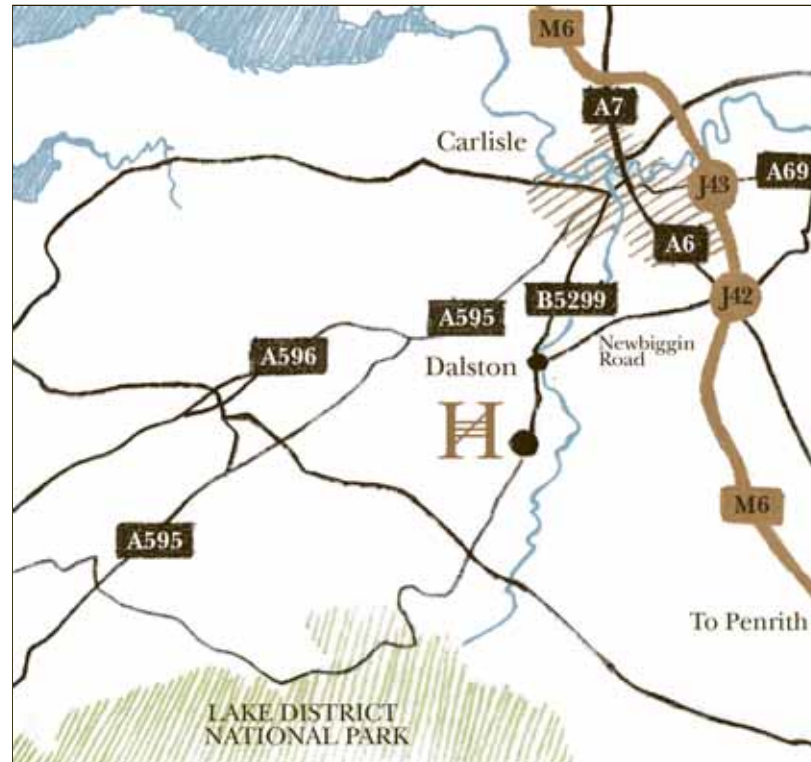
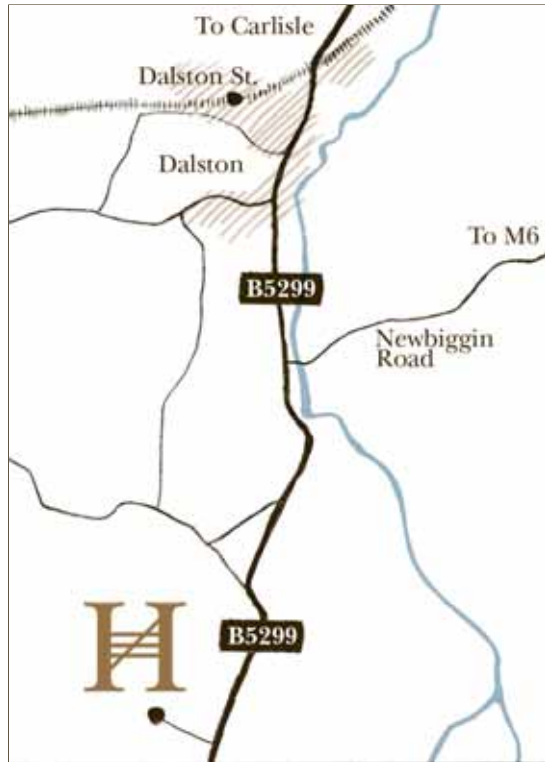
The next payment will be the 90% outstanding balance, due on completion when the keys are handed over. A 5% deposit will be accepted where purchasers are taking out a 95% mortgage. **Please note that our solicitor will undertake the local authority searches, which will be forwarded to your solicitor as soon as they arrive. They will be charged back at the standard cost, you must advise your solicitor of this to avoid unnecessary duplication and your incurring additional cost.**

Depending on the build stage of the property certain choices will be available to you, for example the style of kitchen, tiling and other optional extras. All such choices have to be made within a maximum of three weeks from reservation otherwise building will proceed as standard. Requests for optional extras will not be processed unless they are paid for at the time of ordering.

Constant improvements require that the right is reserved to amend specifications, design and construction details without obligation or notice. Measurements are given as a guide only. N.B. Each property is regularly inspected by a representative of the NHBC to ensure that it is built in accordance with their standards, and therefore qualifies for an NHBC structural guarantee certificate.

Visits can be made to the site by telephoning the development direct or by contacting 01539 724282 for an appointment to view. 🐦

www.russell-armer.co.uk for latest information.



Directions From South:

Leave the M6 at Junction 42 following the signs for Dalston (5 miles) and Carlisle Racecourse. Follow the B5299 towards Keswick. The turnoff to Hawksdale Pastures is on the right next to a small, new stone building. The development is approximately 1/4 of a mile down the track on the left hand side.

SAT NAV: CA5 7EJ



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