



**Garthfoot Irthington, Carlisle, CA6 4NN**

**Offers in the region of  
£425,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, double fronted detached family home situated within the sought after village location of Irthington which is located approximately 3 miles West of Brampton & eight miles North East of Carlisle. The village has a popular Primary School, Church, The Sally Pub/Hotel and has excellent access onto the A689 towards Brampton & Carlisle. The accommodation briefly comprises of an entrance vestibule, hallway, lounge with open fire, utility room, cloakroom/WC and an open plan modern dining kitchen & sitting room with a stove. To the first floor there are three double bedrooms, master en suite four piece bathroom, second en suite shower room and a family bathroom. The property also benefits from double glazing, oil central heating and on site parking leading to the garage & store. There are gardens to front, side & rear of the property and there are views over the field and woods at the back. Viewing of this substantial family home is absolutely essential to fully appreciate the size of the accommodation on offer. An idea purchase for a family!



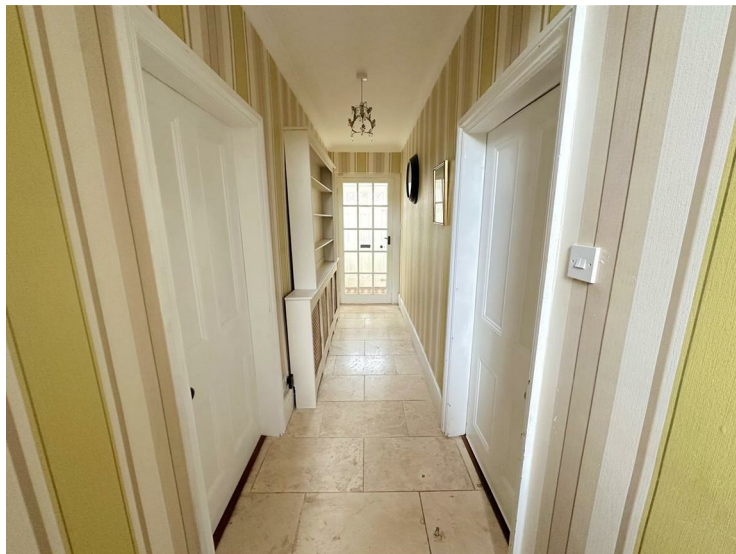
### Directions

From Carlisle proceed East on the A689 towards Brampton. Turn left where signposted for Irthington. Follow the road into the village. The property is situated on the left hand side and can be identified by our "For Sale" sign.

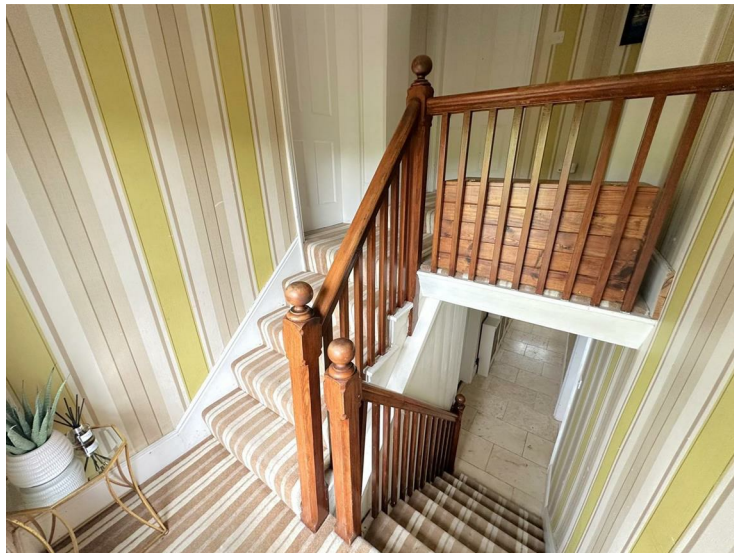
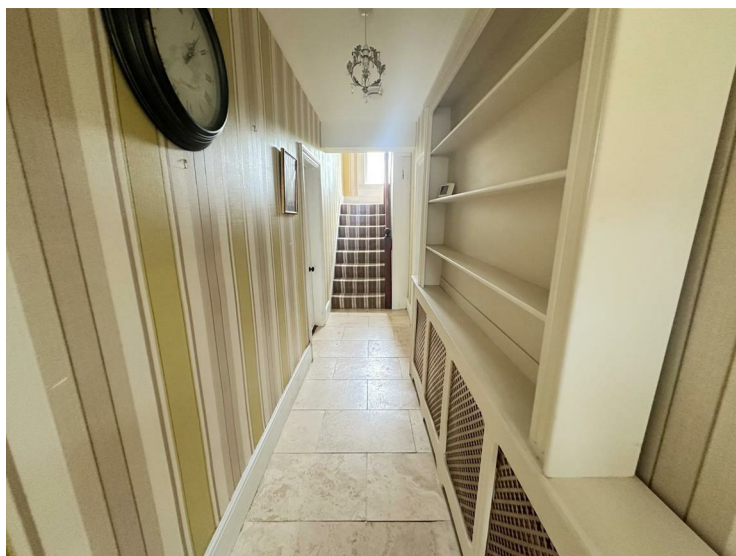
### Entrance Vestibule 5'0" x 3'0" (1.544m x 0.917m)

Approached by a door to front, incorporating two windows to side and tiled floor.

### Hallway



Incorporating tiled floor, coving to the ceiling and stairs to the first floor.



### Lounge 14'1" x 13'8" (4.295m x 4.172m)



Incorporating a double glazed sash window to front, double glazed window to side, radiator and an open fireplace with surround, inset and hearth.

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### Open Plan Dining Kitchen & Sitting Room

Sitting Room Area 13'8" x 13'9" (4.167m x 4.201m)



Incorporating a double glazed sash window to front, double glazed window to side, radiator, coving to the ceiling and a feature fireplace with a multi fuel stove.



**Dining Kitchen Area 18'0" x 7'4" (5.489m x 2.259m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, oven point, cooker hood over and 1.5 sink unit with mixer tap. Integrated dishwasher, double glazed window to rear, modern radiator and tiled floor. Space for a fridge/freezer, double glazed window to front, inset ceiling lights and access into the under storage cupboard which leads into the utility room.







**Utility Room 11'1" x 8'0" (3.401m x 2.462m)**



Incorporating a range of fitted base units with complementary work surface over, plumbing for a washing machine, sink unit with mixer tap, double glazed window to rear, radiator and laminate floor.



#### **Under Stairs Cupboard**

Incorporating a window to rear, power, lighting and door leading into the utility room.



[Cloakroom/WC 4'7" x 2'11" \(1.405m x 0.911m\)](#)

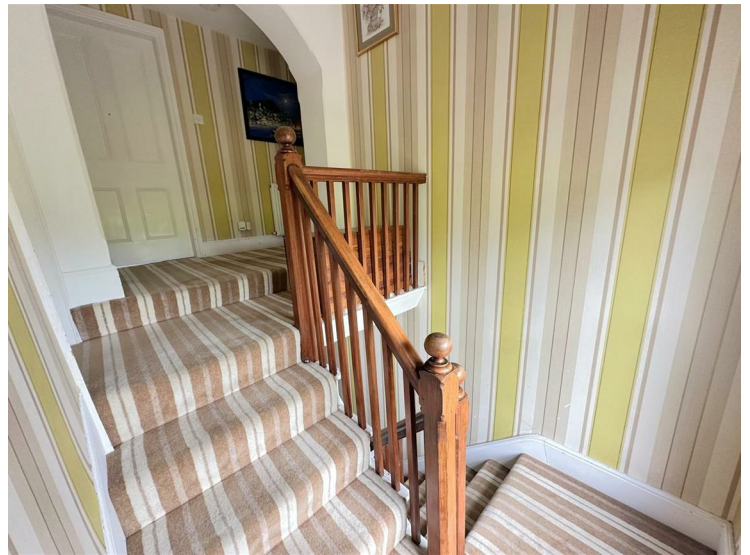


Incorporating a double glazed window to side, tiled floor and WC.

[First Floor Landing](#)



Incorporating a double glazed window to rear and a radiator.



[View From The Landing](#)



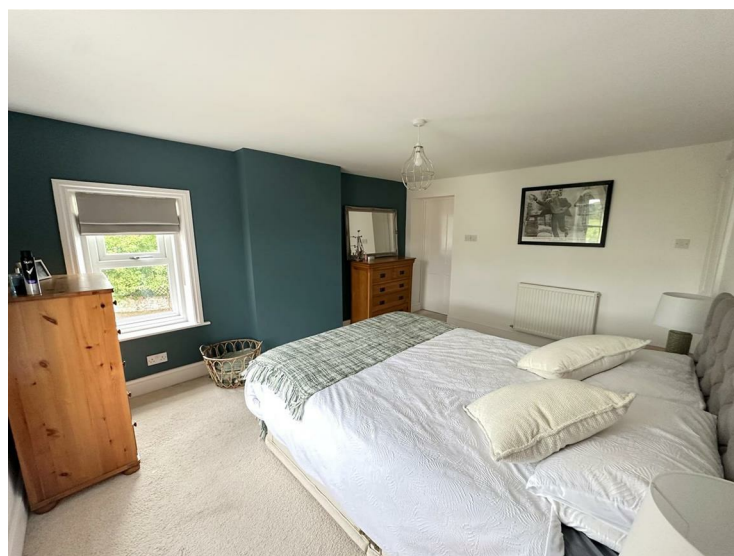
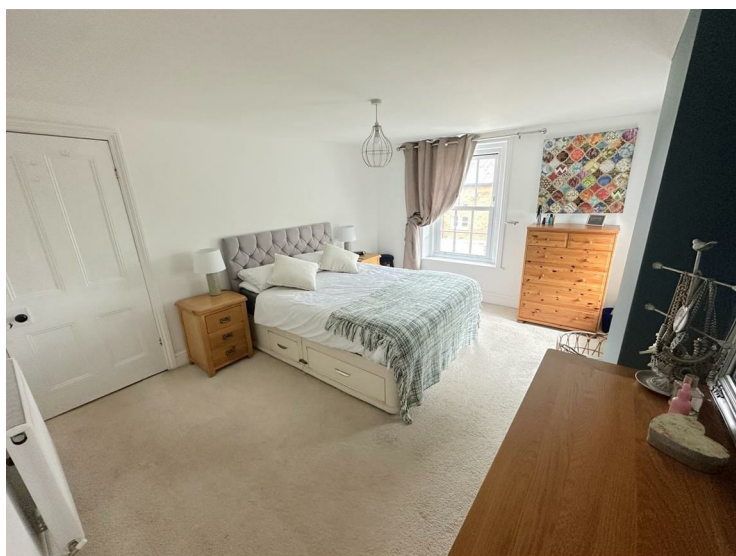
There are beautiful views from the landing window over the field and woods to the rear of the property.



**Bedroom One 14'1" x 11'3" (4.300m x 3.444m)**



A double bedroom incorporating a double glazed sash window to front, radiator and double glazed window to side.

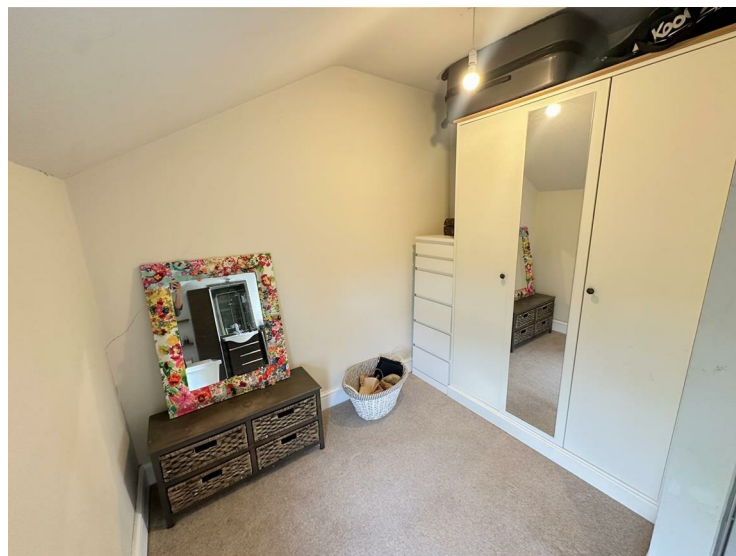




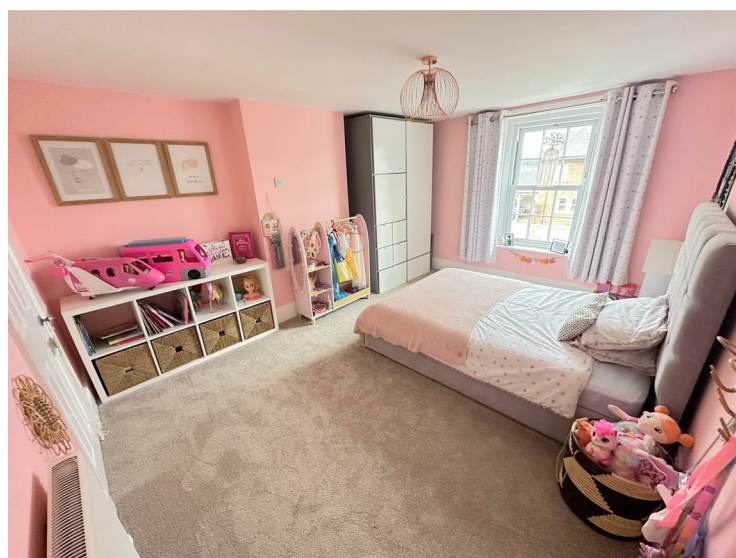
**En Suite Bathroom 18'0" x 8'0" (5.493m x 2.455m)**



Incorporating a modern four piece suite comprising of a bath with mixer tap, double shower cubicle with waterfall shower & attachment, wash hand basin set to vanity unit and WC. Double glazed window to front, double glazed window to rear, heated towel rail, tiled floor, tiled splash areas, inset ceiling lights and extractor fan.



**Bedroom Two 14'0" x 11'3" (4.291m x 3.441m)**



A double bedroom incorporating a double glazed sash window to front and a radiator.

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**En Suite Shower Room 8'0" x 5'2" (2.463m x 1.590m)**



Incorporating a modern three piece suite comprising of a shower cubicle with waterfall shower & attachment, pedestal wash hand basin and WC. Double glazed window to rear, heated towel rail, tiled floor, tiled splash areas, extractor fan and inset ceiling lights.



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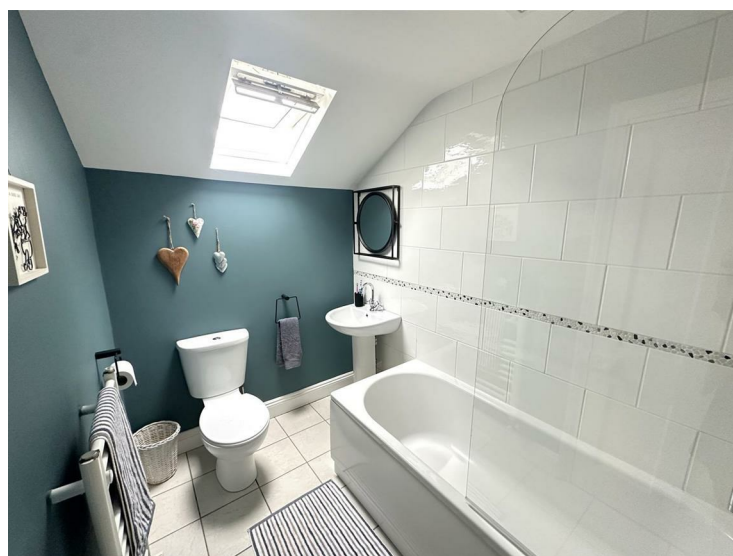
**Bedroom Three 10'6" x 8'10" (3.213m x 2.694m)**



A smaller double bedroom incorporating a double glazed sash window to front and a radiator.

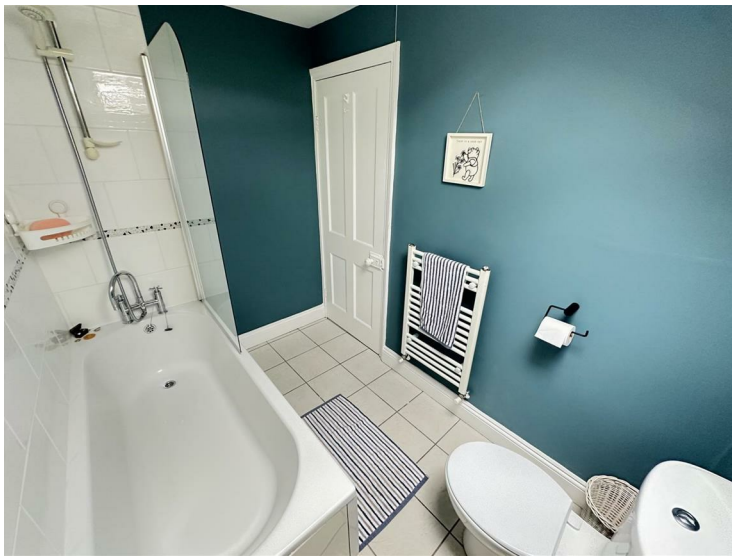


**Bathroom 8'1" x 5'5" (2.487m x 1.668m)**



Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed skylight to rear, heated towel rail, tiled floor, tiled splash areas, loft access and inset ceiling lights.





### Outside



The property is approached by a front garden with a gated entrance, shillied area, flower & shrub beds and access to the side lawn area. To the side of the house there is a double gate providing access to the parking area which leads to the garage. There is also an outside power point, outside tap and access into the side garden which has a lawn area, patio seating area and access to the store.







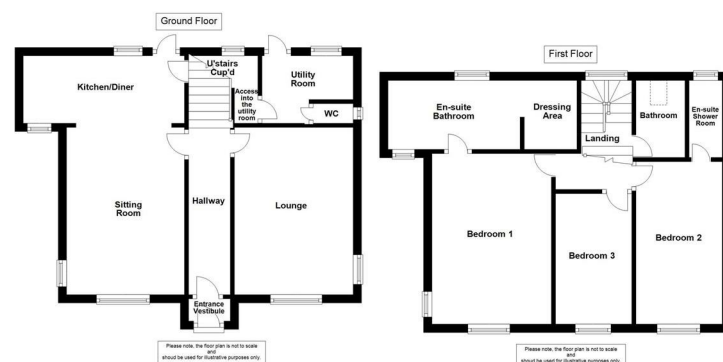
**Garage 14'9" x 9'10" (4.499m x 3.006m)**

Incorporating double doors.

**Store 11'4" x 10'5" (3.461m x 3.194m)**

Incorporating a side door.

### **Floor Plan**



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

### **EPC Band E**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2001-1475-3040-6809-0025>

### **Tenure**

The property is Freehold.

### **Council Tax**

The property is in Council Tax Band E.

### **Viewings**

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

### **Referral Fees**

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choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

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**Misrepresentation Act 1967**

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