



FINE & COUNTRY

Watch Cross  
Irthington | Carlisle







## Watch Cross

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*A magnificent country house  
with stunning period features  
and idyllic grounds*





**W**atch Cross is a magnificent six bedroom country house set in wonderful two acre grounds. This impressive residence is approached by a sweeping driveway to a large parking area. The property has been renovated to a high standard and offer a flexible living option. Located in a rural setting alongside the Carlisle to Brampton road overlooking beautiful open countryside, within close proximity to major road links, Carlisle Airport, Brampton and Carlisle.

The residence dates from 1910, built to an exceptional standard with Kirkstone Sandstone cavity construction. The interiors have been sympathetically renovated, with luxurious fixtures and fittings blending with beautiful period features, including a magnificent English Oak staircase.

The rooms are of generous proportions and include three reception rooms, six bedrooms and five bathrooms with potential for creating annex accommodation in the East wing. Benefitting from beautiful private gardens, with raised terraces to relax and enjoy the wonderful views of the surrounding countryside and distance Pennine fells.



## KEY FEATURES

### Location and General

- Rural location around five miles from Carlisle
- Generously sized property totalling around 385m<sup>2</sup> (4145 ft<sup>2</sup>)
- Wonderful countryside and fell views
- Business/income potential
- Excellent transport links

### Watch Cross

- Magnificent country house, recently renovated
- Impressive entrance hall with superb English Oak staircase
- Three spacious dual aspect reception rooms
- Dining kitchen with stylish fitted cabinets and granite worktops
- Utility, ground floor shower room plus cellar store rooms
- Six double bedrooms, three with ensembles
- Luxurious house bathroom with copper bath and double shower

### Grounds & Outbuildings

- Magnificent private two acre grounds
- Sweeping driveway leading to parking areas and double garage
- Lawn gardens with mature trees, orchard and paved terraces





























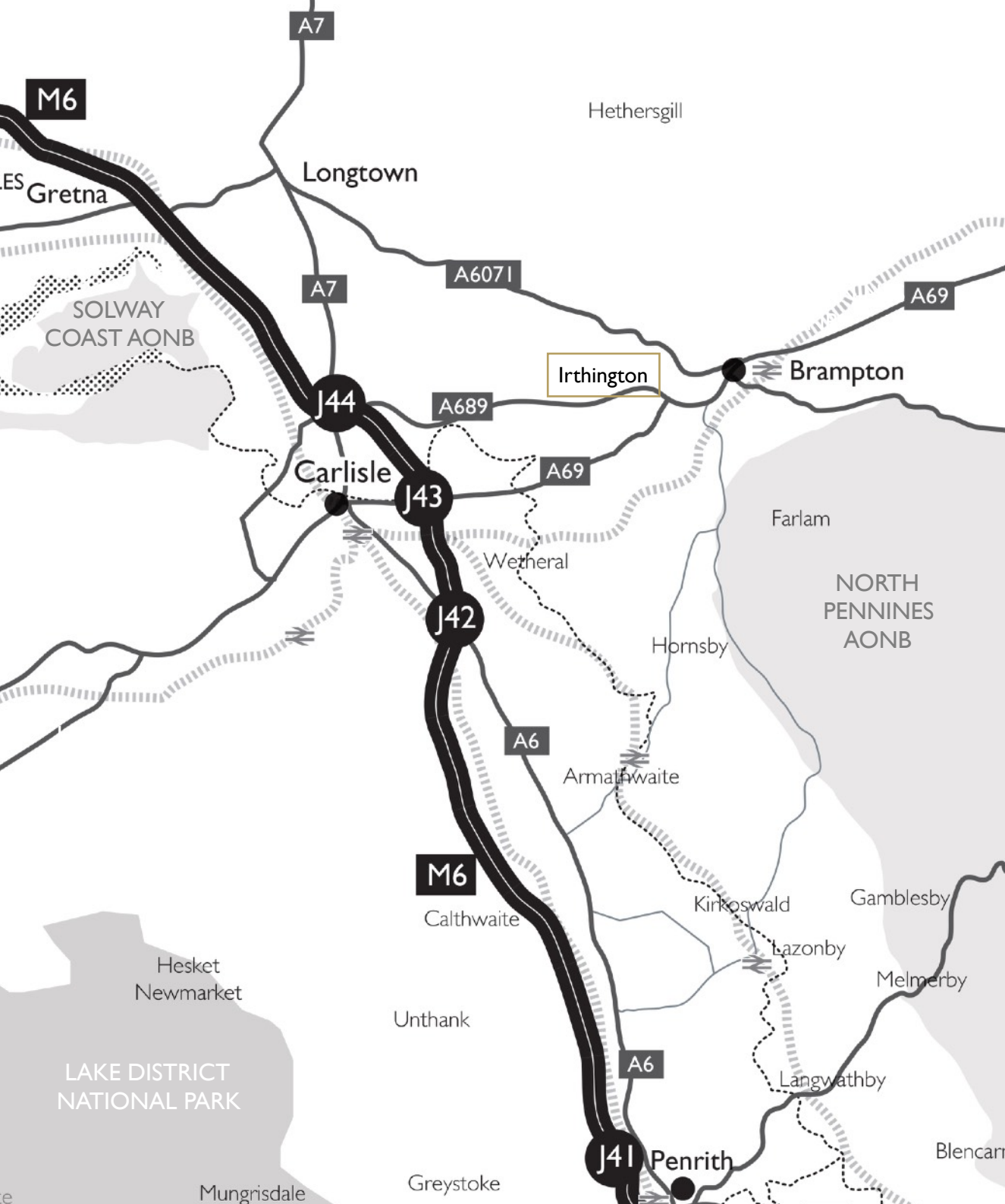












## Local Area Guide

Watch Cross is situated in a rural yet highly accessible location, with excellent amenities and schools nearby in Brampton, Low Crosby and Warwick bridge. The historic border city of Carlisle is only around five miles away with major amenities and West Coast Main Line station, taking you to London in around three and a half hours. The property is just off the A689, offering excellent transport link to Carlisle, Newcastle and the M6 and only one mile from Carlisle Lake District airport.

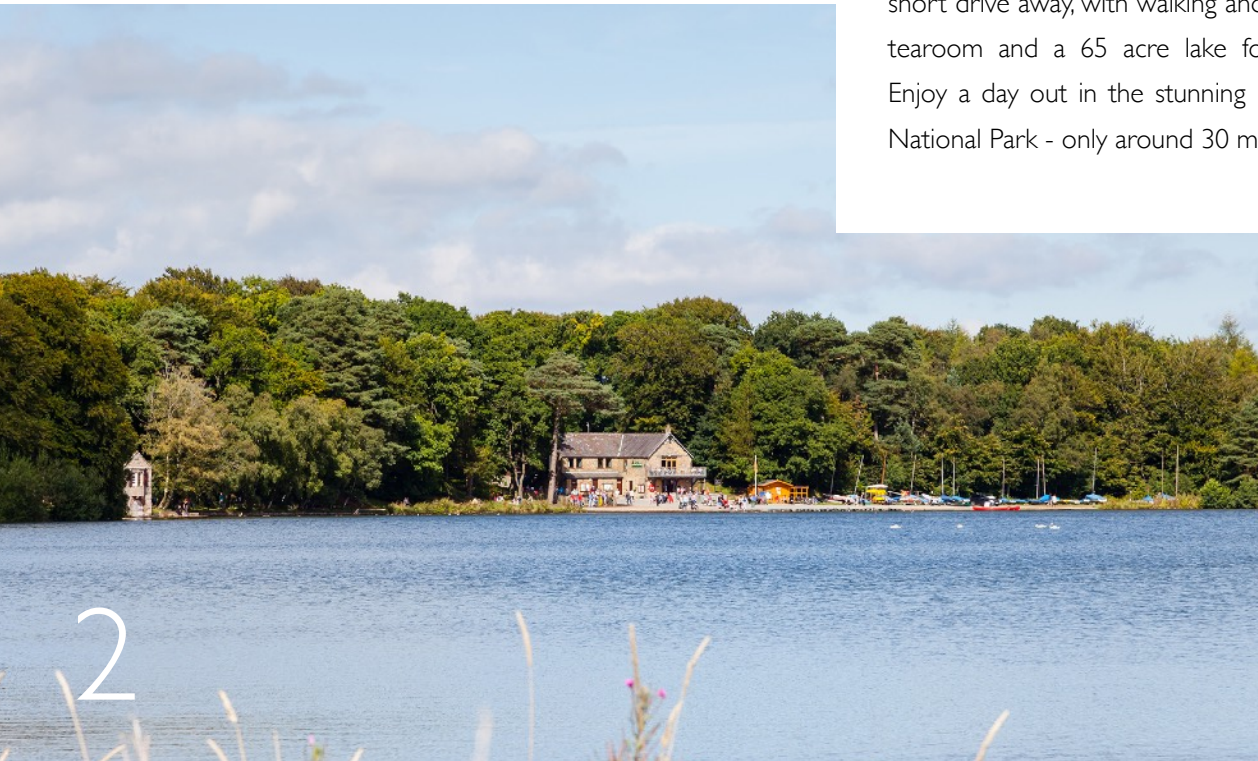


1



## *Leisure Time*

1 Visit historic sites in Carlisle, including Carlisle Castle, the City Walls and Carlisle Cathedral 2 Talkin Tam Country Park is a short drive away, with walking and biking trails, tearoom and a 65 acre lake for boating 3 Enjoy a day out in the stunning Lake District National Park - only around 30 minutes drive



2



3

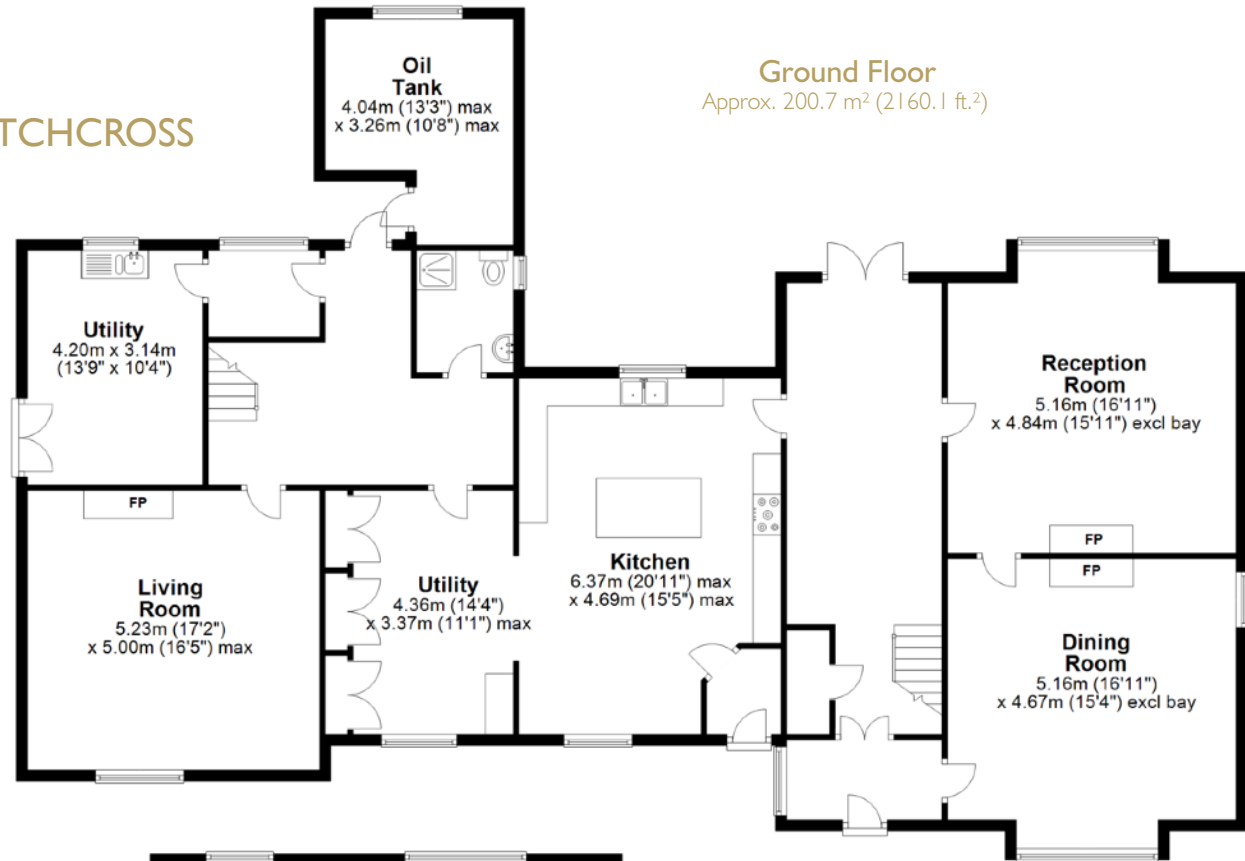


# Floor Plans

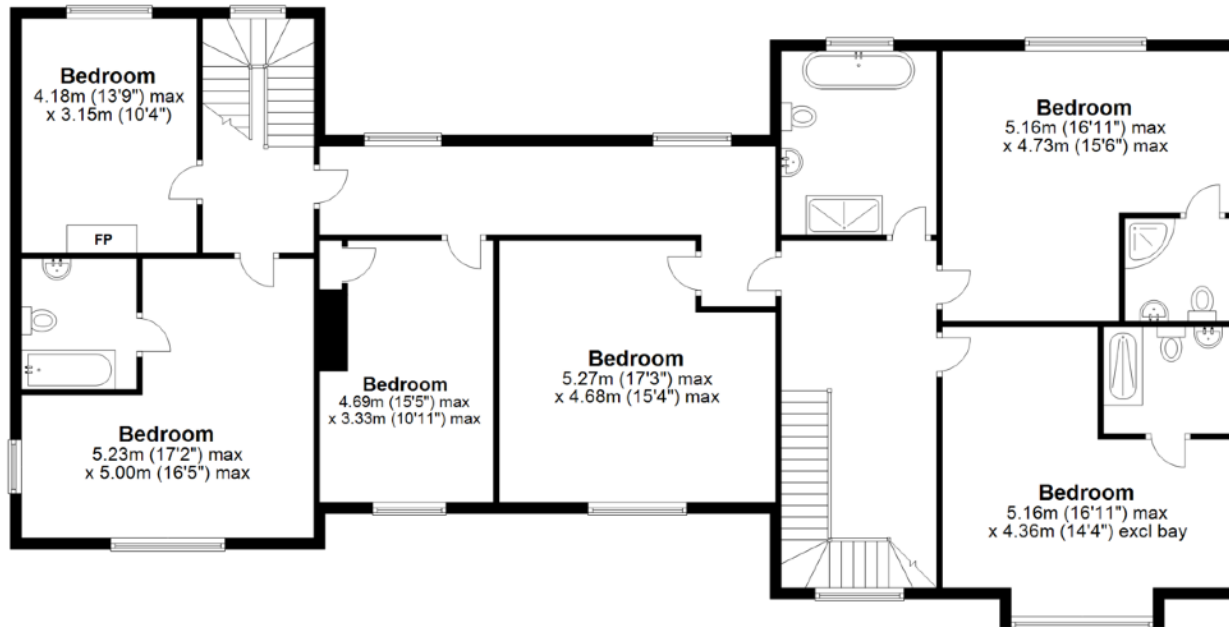
Not to Scale

## WATCHCROSS

**Ground Floor**  
Approx. 200.7 m<sup>2</sup> (2160.1 ft.<sup>2</sup>)



**First Floor**  
Approx. 184.5 m<sup>2</sup> (1985.7 ft.<sup>2</sup>)





# further info

## On the road

Warwick Bridge - 2.5 miles, 5 min

Brampton - 3 miles, 4 min

Carlisle centre - 6 miles, 10 min

M6 J43 - 5 miles, 9 min

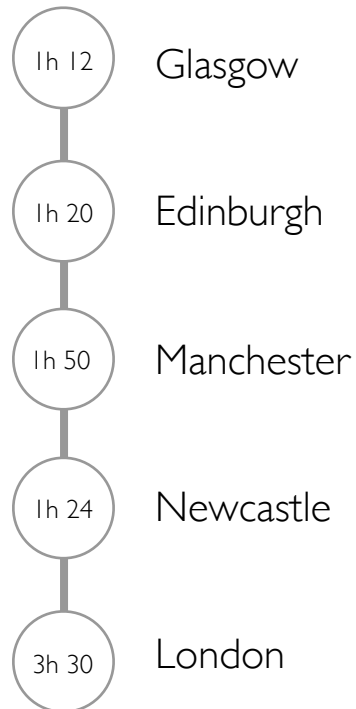
Carlisle Airport - 1 mile, 2 min

Lake District NP - 25 miles, 27 min

The above journey times and mileages are for approximate guidance only and have been sourced from the fastest suggested route on Google Maps from the property

## Rail Journeys

Based on approximate direct train journey durations from **Carlisle**. Train service durations vary, check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.



## Services

Mains electricity and water

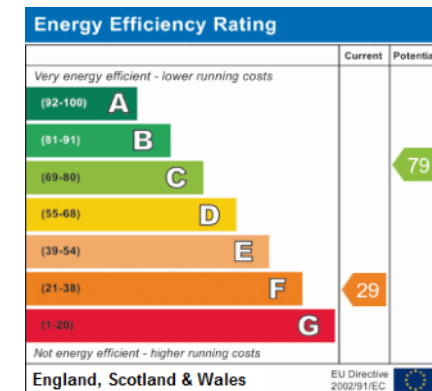
Oil central heating

Septic tank drainage

Partial underfloor heating

## Other info

Council Tax band: G



## Getting to Watch Cross

From Carlisle Hardwicke Circus roundabout take the A7 North and at the top of the hill, bear right onto Brampton Road, continuing onto the A689. Follow A689 towards Carlisle Airport, go past a left hand sign for Laversdale and the entrance to Watch cross is on your right. If you get to the roundabout, you've gone too far.

**Address:** Watch Cross, Irthington, Carlisle, Cumbria, CA6 4NE

**To view:** Strictly by appointment only with Fine & Country

Telephone **01228 583109**

email [cumbria@fineandcountry.com](mailto:cumbria@fineandcountry.com)



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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## Agents Notes

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

**For a free valuation, contact the number below.**

## Fine & Country

Tel 00(44)1768 869007 or 00(44)1228 583109

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