



| Warwick-On-Eden | Carlisle | CA4 8NT

Guide Price £800,000



david britton
ESTATES

Key features

- Attractive Five bedroom detached home with annex potential
- Light filled and spacious rooms throughout
- Immaculately presented throughout
- Retains abundance of charm and character
- 2 bedrooms and 1 bathroom on the first floor
- Lounge with a feature fireplace
- Kitchen with breakfast room
- 3 further reception rooms including dining room and snug
- Located close to Carlisle and Brampton
- Standalone setting with views to the rear

Description

Sitting in a plot of around 0.9 acres on the edge of the popular villages of Wetheral and Warwick on Eden, Gatcombe Lodge is a substantial and attractive 5 bedroom period home, dating back to 1930's and retaining an abundance of charm and character. Approached by a sweeping driveway and tucked away amongst established trees and shrubs, this private home is a hidden gem with a large plot, beautiful gardens and a host of flexible options for those looking for an accessible family home with bedrooms and bathrooms on both floors or perhaps those with multigenerational/income potential needs.

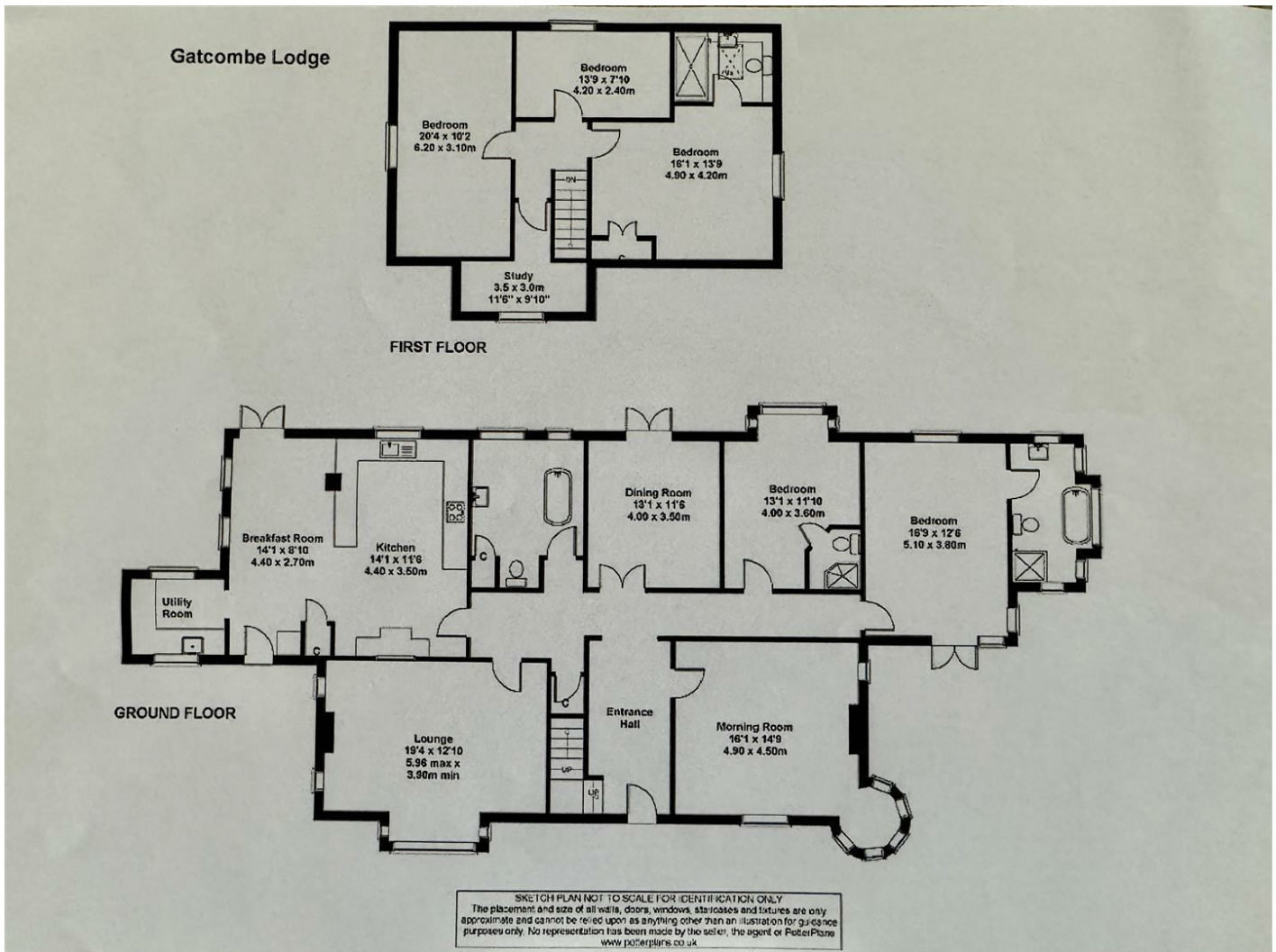
Immaculately presented throughout, there are many original features including an imposing solid wood front door, beamed ceilings, wooden flooring, colourful Murano glass panelled windows and doors and ornate fireplaces amongst many characterful features. These are combined with some modern additions of stylish jacuzzi bathrooms and double glazing. Externally approached by a gated sweeping driveway, there are a number of outbuildings with a double garage and carport offering further development potential (STP), greenhouse and a summerhouse. The extensive gardens have mature trees, shrubs and flowers, sunken Victorian garden with pergola, vegetable patch and a number of terraces all around the home. A second driveway leads to a further garage and into the large lawned area to the side of the property, giving further flexible option for yurts or pods to generate an income. Occupying a rural and yet convenient position on the outskirts of Warwick-on-Eden, close to Warwick Bridge and with easy access to Brampton and Carlisle. Warwick Bridge offers day-to-day shops and amenities such as a petrol station, and the market town of Brampton and the City of Carlisle offers a further range of shops, schools and transport links.

Directions





Floor plans



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



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