



| Carleton | Holmrook | CA19 1YX

Guide Price £775,000



**david britton**  
ESTATES

## Key features

- Stunning Period Home on the edge of popular village
- Over 4700sq ft of living accommodation
- Sitting in around 1.7acre plot
- Grade II Listed
- Uninterrupted countryside views
- Immaculately presented throughout
- Retaining original features and character
- Has previously been used as a B&B Guest House
- Ample parking, driveway and private gardens
- Close to Ravenglass, Gosforth and the Solway Coast

## Description

This imposing 6+ bedroom Grade II Listed country house sits in 1.7 acres with flexible options for a Guest House, B&B or simply as a large family home. This stunning home offers over 4700 sqft of living accommodation and is located on the edge of Holmrook, close to Gosforth, Seascale, Wasdale & Eskdale valleys, with lots of local amenities, schools and uninterrupted countryside views.

## Directions





# Floor plans



Approximate Gross Internal Area  
 Ground Floor = 211.2 sq m / 2273 sq ft  
 First Floor = 188.2 sq m / 2026 sq ft  
 Second Floor = 46.0 sq m / 495 sq ft  
 Total = 445.4 sq m / 4794 sq ft

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



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