



1 Mill Brow | Armathwaite | Carlisle | CA4 9PJ

Guide Price £625,000



**DAVID BRITTON**  
ESTATES



## Key Features

- Detached Architect designed home
- 4 Bedrooms plus 1 in annex
- Annex with living dining kitchen and bedroom with en-suite
- Stunning galleried landing
- Spacious accommodation
- Stunning views
- Eden Valley village location
- Garage and parking for several vehicles, EV charging point
- Solar panels

## Summary

A truly stunning Architect design family home with attached Anenex, sitting on the edge of Armathawaite Village in the stunning Eden valley.





## Floor plans



## COUNCIL TAX BAND - F

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

The figure shows a horizontal scale for energy efficiency ratings. It consists of a grey central band flanked by two green bands. Above the green bands are the labels 'Very energy efficient - lower running costs' and '(92 plus) A'. Below the green bands are '(81-91) B' and '(69-80) C'. The next band is yellow and contains '(55-68) D'. Below the yellow band is '(39-54) E'. The next band is orange and contains '(21-38) F'. Below the orange band is '(1-20) G'. At the bottom of the scale, the text 'Not energy efficient - higher running costs' is written.

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	Very environmentally friendly	
(81-91) B	Very environmentally friendly	
(69-80) C	Very environmentally friendly	
(55-68) D	Very environmentally friendly	
(39-54) E	Very environmentally friendly	
(21-38) F	Medium	
(1-20) G	Not environmentally friendly	
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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