



Brae Lees  
Kirkandrews-on-Eden | Carlisle | Cumbria | CA5 6DU

FINE & COUNTRY

# BRAELEES



*Braelees is a beautiful, spacious, period property, in the historic village of Kirkandrews on Eden. Dating back to 1894 this Victorian property sits in a generous plot, surrounded by mature garden, featuring expansive views over the river Eden and the countryside beyond.*



# ACCOMMODATION

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Braelees exudes charm and character and benefits from five double bedrooms, three reception rooms, three bathrooms and a cellar.

The entrance hall is majestic and gives a sense of grandeur that the property rightly deserves. Here, you will find a beautifully crafted, solid wood staircase with a large feature window that floods the area with natural light. The window features original stained glass panes and offers views onto the lawn.

Your eyes are immediately drawn to the unique snug area, in which you will find a stove, original stonework and wooden pews.

The drawing room is a large space with an ornate ceiling design that compliments the period styling. An open fireplace acts as a centrepiece to the room, complimented by a large bay window area with fantastic views onto the river and surrounding countryside.

In the kitchen you will find ample space to create a culinary masterpiece. The bespoke units are solid wood and contain plenty of storage. Under cupboard lighting highlights the Corian worktops. The kitchen also features a sliding patio door, giving access to the veranda.

The dining room is spacious, featuring a large bay window and offering views of the front garden, an open fireplace and access into the sitting room and back staircase. This cosy sitting room has views to both the front and back of the property and features a large open fireplace for the colder months.

Upstairs you will find five generous double bedrooms and one smaller room that could be used as either a sixth bedroom or perhaps an office or dressing room. All bedrooms offer large windows, traditional features, and tasteful décor. This floor also boasts two shower rooms and a family bathroom which would comfortably work for a busy family household.

































# OUTSIDE

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To the exterior, Braelees sits in grounds amounting to just under an acre. The gardens to the front feature shrubs and plants with a mature hedge dividing the driveway from the main lawn. The lawn area is sheltered and flat, having been a tennis court previously, the perfect place for alfresco entertaining. A large garage is located at the entrance to the property.

From the rear of the property, the garden slopes down, offering a path that leads to a gate and into the field below. From here you can take advantage of joining the Hadrian's wall footpath and can walk into the city of Carlisle and beyond. The lower terraced area of the garden also contains raised beds where you can grow your own produce.





# INFORMATION

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## Location

Braelees is situated on the outskirts of Kirkandrews on Eden. This traditional village is located on the historic Hadrian's wall path and benefits from a local bus service. Surrounding villages offer fantastic pubs and the City of Carlisle is only 4.5 miles away. Carlisle offers fantastic transport links by both motorway and train.

## KEY FEATURES

- Large rooms with high ceilings and traditional period features
- Generous plot with mature gardens
- Beautiful views of the river Eden and surrounding countryside
- Multiple reception rooms
- Large Garage with electricity and EV charge point
- Excellent location offering a rural setting with easy access to Carlisle.

## Services:

Mains water, electricity and gas. Recently renewed shared drainage to septic tank with the neighbouring coach house.

Council Tax band: F

EPC: D

Tenure: Freehold

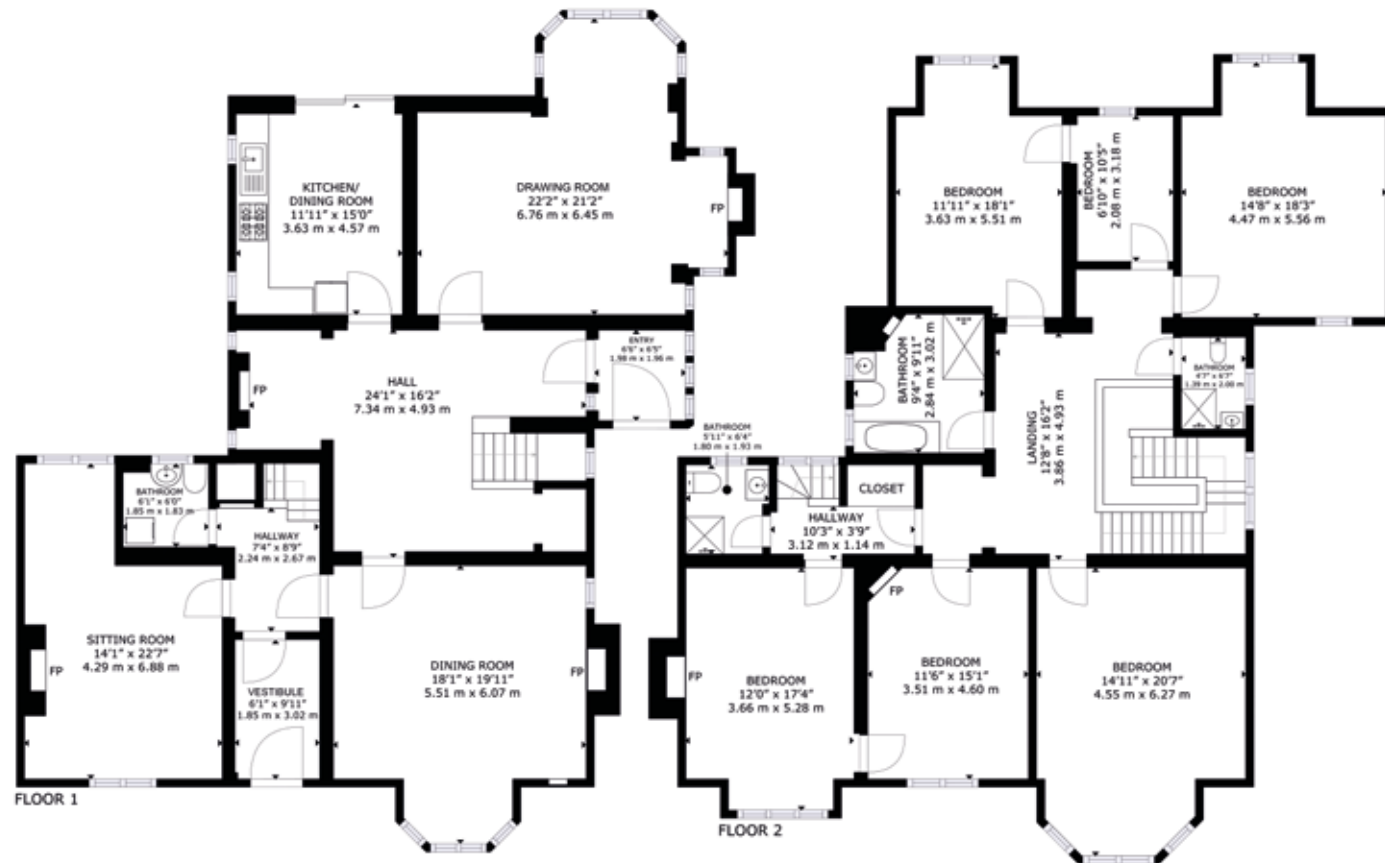
Viewings: Strictly by appointment through the sole selling agents, Fine & Country North Cumbria 01228 583109

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Company No: 09714713

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA  
 FLOOR 1: 1,818 sq. ft, 169 m<sup>2</sup>, FLOOR 2: 1,814 sq. ft, 168 m<sup>2</sup>  
 TOTAL: 3,632 sq. ft, 337 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate 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 numbers listed on the brochure. Printed





# FINE & COUNTRY

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*We value the little things that make a home*

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FOUNDATION

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