



Newbiggin House
Carleton | Carlisle | Cumbria | CA4 0AJ

NEWBIGGIN HOUSE



Newbiggin House is a beautiful, 17th century, four bedroom, period property, set in 1.2 acres of mature gardens. Located just 4 miles from the city of Carlisle and with easy access to both the M6 motorway and southern bypass, this property offers the perfect blend of space and privacy with the added benefit of local amenities.



ACCOMMODATION

A sweeping, hedge lined, driveway brings you into a large open area at the front of the property. Here you will find a large front lawn, and a gravel driveway with ample parking and a turning circle, featuring a beautiful mature willow tree at its centre. A ha-ha wall runs along the boundary between the property and neighbouring field to offer an uninterrupted view of the countryside beyond. A truly unique feature here is the original ice house. This grade II listed chamber is buried under ground and was used to store produce to keep it at a constantly cooler temperature and is in fantastic condition. This family home has been meticulously cared for and has had no expense spared during its ownership. The property was extended, rewired, and renovated, approximately 15 years ago, including the entire roof renewed using high quality Welsh slate. Most recently the property has benefitted from having bespoke, high end, triple glazed windows fitted. Newbiggin House also features an alarm system with high end security cameras with remote access for total security and peace of mind.

You enter Newbiggin House through a decorative, traditional wooden front door. A spacious hallway welcomes you and offers easy access to the main parts of the property. Straight ahead you will enter a generous kitchen / dining room. The bespoke shaker styled kitchen units work well to give a homely feeling and offer plenty of storage. A Belfast sink, dedicated wine fridge and large Rangemaster cooker all enhance the premium feel of the kitchen. The floor is tiled and boasts electric underfloor heating. French doors give access to the patio and garden. From the kitchen you have easy access to a useful utility room and downstairs cloakroom.

The living room is homely with a traditional feel thanks to exposed beams and a feature fireplace. The fireplace is brick built with an oak beam to add character and houses a log burning stove. This spacious room also offers plenty of natural light, thanks to two large windows to the front as well as a set of french doors to the rear, giving further access to the patio and gardens.

Adjacent to the living room you will find a formal dining room. This beautifully decorated room feels special, and features decorative coving and a chandelier, however, this room could equally work well as a dedicated office space or second living room. French doors to the rear of the room give access onto the courtyard.













ACCOMMODATION

Heading upstairs you are welcomed by a generous landing. This space would be great to curl up with a good book on a comfy sofa. Three double bedrooms are accessed from this area including the primary bedroom. The primary room is a luxury suite offering both a walk in dressing room and a beautifully finished, high quality ensuite bathroom with custom units and walk in shower. French doors give access to the balcony area which features a hot tub and fabulous views of the rear garden and truly beautiful sunsets. The balcony can also be accessed from the main landing so can be appreciated and used by the entire house. A stylish family bathroom is also located on this floor and boasts a large freestanding bath as well as a generous shower. A light and open feel is on offer in the second bedroom. Beautiful gothic styled windows act as a lovely feature and the room benefits from windows on three walls, offering fantastic panoramic views of the gardens and surrounding countryside. On the top floor a special fourth bedroom is found. High up in the central tower, this room offers high ceilings and fabulous elevated views of the surrounding grounds.

















OUTSIDE

Outside Newbiggin House the grounds are simply stunning. A large garden to the side of the property features fabulous mature trees, including Oak, Sycamore and an awe-inspiring Redwood, standing over 100ft tall. To the rear, the garden is private and peaceful and is easily accessed from several parts of the property. A lovely patio area offers somewhere to relax and enjoy alfresco dining, and the balcony area above offers shelter. In the courtyard you will find a set of traditional wooden doors giving access to a generous double garage. Next to this you will also find an additional outbuilding that is currently used for storage but was previously an office. This space would also make a fantastic studio or home gym. Electricity is provided and the walls are both insulated and plastered. Wooden flooring has been installed making this a very versatile space.

Location

Newbiggin House is situated in the grounds of the Newbiggin Hall estate and offers the perfect blend of luxury and privacy whilst still retaining a community with the neighbouring properties. Carleton in Carlisle offers the perfect blend of convenience and charm, making it an ideal place to live. It's fantastic location, just 4 miles from the centre of Carlisle, provides easy access to the city's vibrant shops, restaurants, and cultural attractions. Fantastic walks are available with a footpath taking you from the property to the river Petteril where paths through the ancient woodland offer an escape from busy modern life. Being close to the motorway and major transport links, including the West Coast Main Line, means that commuting or travelling further afield is a breeze. Carlisle itself is a delightful city, rich in history and surrounded by beautiful countryside, offering a mix of modern amenities and picturesque landscapes. Whether you're looking for outdoor adventures, heritage sites, or a welcoming community, Carleton Carlisle delivers an exceptional quality of life. The Lake District National Park is also less than 30 minutes away should mountains and lakes be more appealing.







INFORMATION

Mains electricity & water. A septic tank takes care of sewage and is located within the property's boundary. Heating is provided by an oil central heating system. Broadband provider is Sky Superfast (Advised speeds up to 61MBPS)

Please note that the driveway is owned by Newbiggin House but access is provided for Newbiggin Hall and Stable House.

Tenure: Freehold.

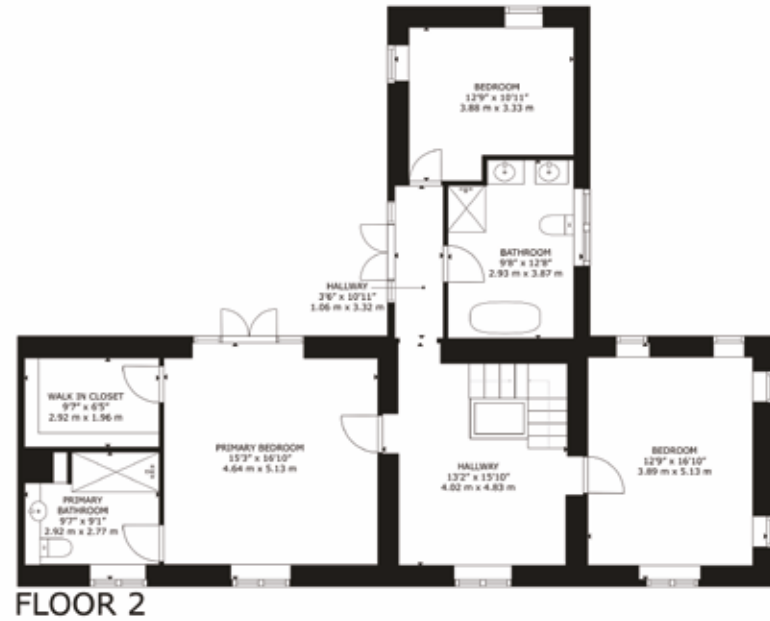
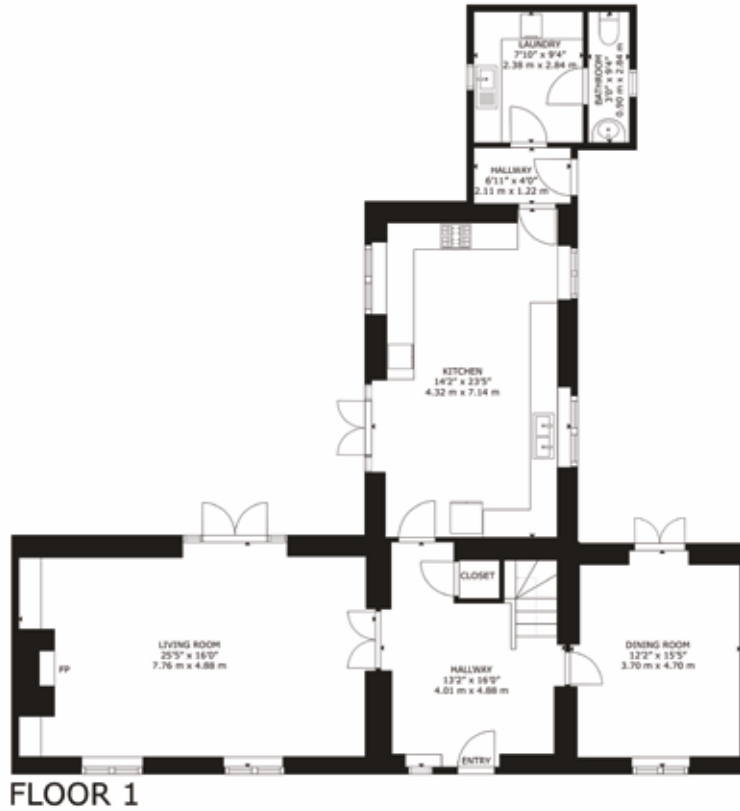
EPC rating: E

Council Tax: F

Local Authority: Cumberland Council

Viewings - Strictly by appointment with the sole selling agents, Fine & Country Cumbria. T: 01228 583109

Offers - All offers should be made to the offices of the sole selling agents, Fine & Country Cumbria by e-mail at cumbria@fineandcountry.com



GROSS INTERNAL AREA
 FLOOR 1: 1,289 sq. ft, 120 m², FLOOR 2: 1,206 sq. ft, 112 m²
 FLOOR 3: 185 sq. ft, 17 m², TOTAL: 2,680 sq. ft, 249 m²
 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 21.08.2024





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