



West Garth
Burgh-by-Sands | Carlisle | Cumbria | CA5 6BT

WEST GARTH



West Garth is a beautiful, five bedroom , former farmhouse, dating back to the early 18th century, nestled in the historic village of Burgh By Sands.



ACCOMMODATION

West Garth sits in a fantastic position within the village, in a plot measuring a third of an acre. Over the last twelve years, the property has been well cared for and extensively updated and modernised by the current owners but retains its charm and character throughout. A sweeping gravel driveway, lined with mature plants, leads you to this striking, three floor, stone built property. You enter via the living / dining room which runs the full width of the front elevation. This space is cosy yet spacious with a beautiful log burning stove, with sandstone surround, as the focal point. The dining end of the room could accommodate a table that would comfortably sit 10 people. A blend of Country style checked carpet, exposed beams, and beautiful joinery enhance the cottage feel including a bespoke, solid oak, arched top door into the rest of the property. Bespoke plantation style window shutters have been fitted across the front elevation.

The Kitchen boasts bespoke, solid wooden units, large larder cupboard and beautiful granite tops. An extra large AGA acts as the centrepiece of the kitchen and includes the traditional cooking tops plus a gas hob and 4 ovens, including a warming oven. This system also works seamlessly with the AGA intelligent management system, allowing you to operate the unit with a remote operated timer. The kitchen is finished in a shaker style and blends perfectly with the tile splashback and exposed stonework. There is space for a table that comfortably fits four people, located next to French doors which provide access to the patio area and garden. The dishwasher and fridge are integrated into custom units. A useful utility / cool room is also located across the hallway for additional storage. Space for a large double fridge freezer also provides additional food storage. The traditional sandstone shelving and stone floors match beautifully with the large Belfast sink.

At the rear of the property sits the Lounge. This relaxing space offers views of the garden and is joined to the conservatory making it a great place to socialise with friends and family. The log burning stove also makes it a room well suited to relax and enjoy a good film in the colder months. A small hallway connects the lounge to the kitchen, offering a downstairs cloakroom and side door providing access to the log store. Ceramic floor tiles run through this space making it brilliantly practical and hard wearing.













On the first floor you will find four double bedrooms including, what is currently used as, the primary bedroom. This room offers lots of natural light thanks to large windows and views of the garden. The walk through dressing area results in more space in the bedroom. A well fitted ensuite bathroom also adds the suite like feel of this space. All bedrooms are well finished and tastefully styled. A family

bathroom is also located on this floor with bath with over shower and custom vanity storage. On the top floor, added by the current owners, is an additional bedroom. This generous room is full of character with exposed beams and vaulted ceilings. A spacious en suite bathroom adds a touch of luxury and benefits from a full bathroom suite including walk in shower and separate bath.













OUTSIDE

Westgarth sits in a third of an acre plot but feels much bigger. A lawn area sits to the front, flanked with mature bushes and a winding gravel driveway with gated entrance. Parking is plentiful and access to the garage is available from here. To the rear of the property the property benefits from a sheltered patio area for alfresco dining and a large area covered in artificial grass for a clean, low maintenance garden. Real grass areas and mature plants line the boundary, and a dedicated growing area is positioned in the back corner offering two raised beds plus a greenhouse. Mature fruit trees also provide further produce. This area is well screened from the main garden. A wooden shed is in the opposite corner which has previously been used as a dog kennel with outside run. This could easily be converted into a variety of different uses thanks to an electricity supply being present here. Joined onto the property are two outbuildings, both with electricity.









LOCATION

Living in Burgh by Sands offers the perfect blend of rural charm and modern convenience. Just five miles from Carlisle, this historic village is steeped in character and community spirit, with a welcoming atmosphere and a great local pub at its heart. Families are well-catered for, with a well-regarded primary school in the village and a reliable bus service connecting children to several excellent secondary schools in the area. Outdoor enthusiasts will love the fantastic walking opportunities, as Burgh by Sands sits right on the Hadrian's Wall Path, offering stunning countryside views and heritage-rich footpaths. Despite its peaceful setting, the village enjoys easy access to the vibrant city of Carlisle, where you'll find a great selection of shops, cafes, bars, and cultural attractions. Travel is also a breeze, with the M6 and West Coast Main Line close by — making trips to Glasgow or Edinburgh possible in just over an hour, and reaching London in a little over three.



GENERAL REMARKS AND INFORMATION

Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

EPC Rating: D

Services: West Garth is served by mains electricity, water and drainage. Broadband is available at the property, currently supplied by BT (speeds advertised up to 73MBPS)

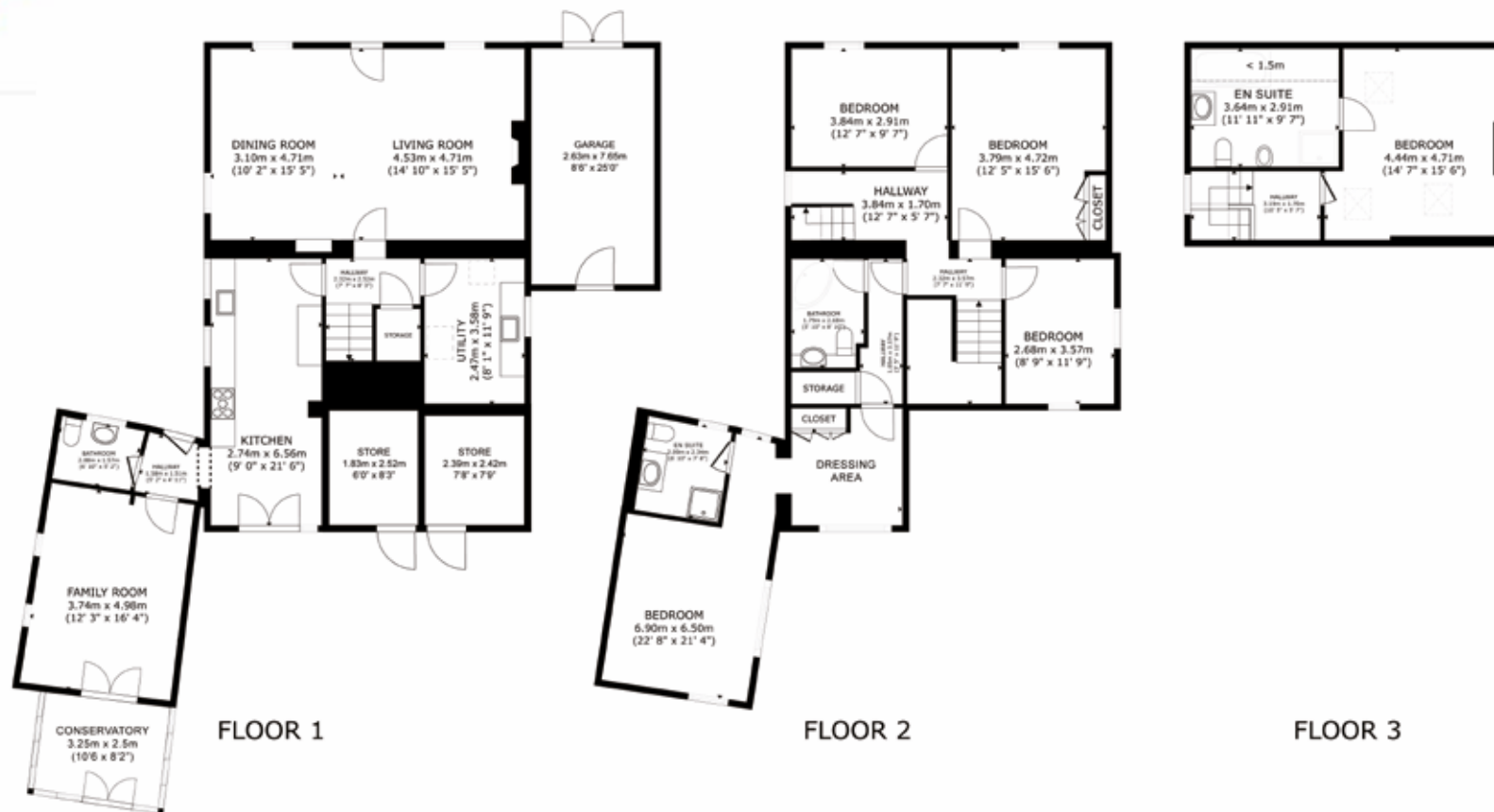
Council Tax: Band E.

Local authority – Cumberland Council.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Website and Social Media: Further details of this property, as well as all others offered by Fine & Country, are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties, like us on [facebook.com/Fine & Country Cumbria](https://facebook.com/Fine%20Country%20Cumbria) and Instagram on [@fineandcountrycumbria](https://instagram.com/@fineandcountrycumbria).

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however, you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them, Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



GROSS INTERNAL AREA
 FLOOR 1 97.1 m² (1,045 sq.ft.) FLOOR 2 100.2 m² (1,078 sq.ft.) FLOOR 3 33.5 m² (361 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 2.9m² (31 sq.ft.), GARAGE 20m² (215 sq.ft.), STORE 4.6m² (49 sq.ft.), STORE 5.8m² (62 sq.ft.)
 CONSERVATORY 8m² (86 sq.ft.)
 TOTAL : 230.8 m² (2,484 sq.ft.)

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





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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