

The Butts | Alston | Cumbria

Back Garth





Accommodation in Brief

Ground Floor

Entrance Hall | Kitchen/Dining Room | Dining Room | Cloakroom/WC
Utility Room | Integral Passageway

First Floor

Principal Bedroom with En-Suite | Two Further Bedrooms | Family Bathroom

Second Floor

Sitting Room | Study





The Property

Steeped in history and full of character, Back Garth is an early Georgian townhouse dating from 1721, situated in the heart of a picturesque market town and within walking distance of all amenities. Once home to The Greyhound Inn between 1790 and 1902, this remarkable property retains many of its original period features while offering a welcoming and versatile living space. It also served as a picturesque location for several scenes in the 1999 film adaptation of *Oliver Twist*.

Set behind an attractive whitewashed façade with contrasting stone accents, the house enjoys a charming symmetry, enhanced by double-glazed Georgian sash windows and traditional half-glazed timber doors. An internal side passage, originally designed for leading horses through the property, provides direct access to the rear courtyard. Inside, the home unfolds over three floors, where exposed beams, original sanded and waxed floorboards, and carefully preserved architectural details reflect its heritage.

The hub of the home is a spacious kitchen and dining area that is rich in character. Exposed beams, a wood-burning stove, and an original 'salt storage' recess, identified by the Vernacular Architects Association, add to the room's authenticity. The kitchen itself is fitted with an array of base and wall cabinetry, complemented by warm timber worktops. A central island provides additional preparation space and divides the cooking and dining areas.





A side door leads to a wood-panelled internal lobby, complete with a cosy window seat and a staircase leading to the upper floors. Enhancing everyday convenience, the ground floor also benefits from a well-appointed boot room/utility room with storage units, a sink, and plumbing for laundry appliances. Additionally, a convenient cloakroom/WC is adjacent to the dining room.

The reception rooms are equally atmospheric. The main sitting room, located on the upper floor, is a breathtaking space with a vaulted ceiling supported by magnificent, exposed A-frame trusses. This generous yet intimate area with a traditional wood burner, is filled with natural light, creating a comfortable setting for both relaxation and entertaining. An adjoining study or additional snug offers a quieter retreat. The property's versatile layout ensures flexibility, catering to a range of lifestyle needs.



The first floor accommodates the home's three tastefully decorated double bedrooms, two of which offer charming views of the town's historic Market Cross. The principal bedroom features en-suite facilities, while the other two are served by a family bathroom. Both bathrooms are tastefully appointed, featuring a mix of contemporary fittings and period-inspired elements, with one enjoying an elegant period cast-iron fireplace.







Externally

To the rear, the property opens onto a delightful part-walled garden framed by original Cumbrian stone. The outdoor space is arranged over two levels: a lower courtyard with some original cobbled paving and an upper garden accessed via a stone staircase. The latter enjoys a patio, lawn, and a variety of mature trees, fruit bushes, and shrubs. South-facing sections of the garden allow for plenty of natural light, while beyond the boundary, rolling meadows stretch towards the hills of Mount Hooley, providing an ever-changing rural backdrop. A traditional stone-built outhouse offers valuable storage for outdoor equipment.



Local Information

Alston, a quaint market town in Northeast Cumbria near the Northumbrian border, is surrounded by unspoiled countryside, perfect for peaceful walking. It's an ideal destination for outdoor enthusiasts, with the Lake District National Park, the C2C cycle route, the Pennine Way, and the Alston Moor Golf Club – all within easy reach.

The town features charming, cobbled streets and is home to a vibrant community, offering a wide range of daily amenities, such as independent shops, supermarkets, galleries, pubs, and restaurants. For those seeking a broader array of services, the nearby towns of Carlisle, Penrith, and Hexham are easily accessible, providing extensive shopping options, entertainment, and healthcare facilities.

For schooling there are primary schools in Alston and Nenthead, while senior schooling is offered at Samuel King's School in Alston. Hunter Hall School in Penrith is an independent school for 3 to 11 year-olds, whilst Austin Friars School in Carlisle offers independent day education for Pre-School, Junior School and Senior School. In addition, Mowden Hall Prep school is located outside of Corbridge, together with several private day schools in Newcastle.

For the commuter, the M6 motorway can be joined at Penrith or Carlisle and provides access north and south to regional centres. Rail stations at Hexham, Penrith and Carlisle provide main line services to major UK cities, with Hexham providing regular cross-country services to Newcastle. Newcastle International Airport is also very accessible.

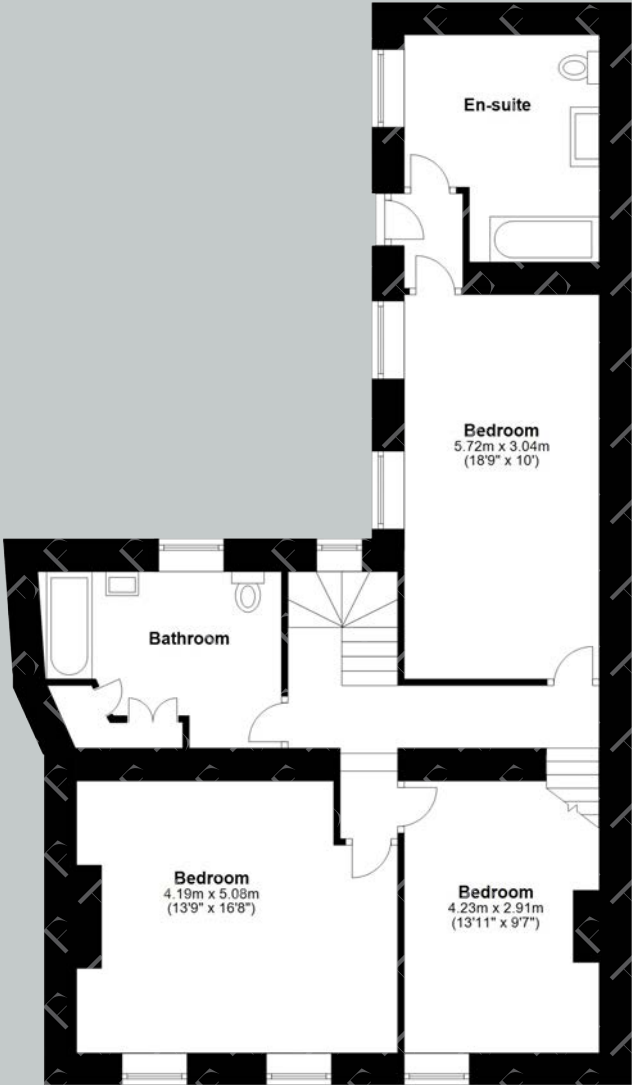
The City of Carlisle, adjacent to the M6 Motorway and on the West Coast Rail Line, is located approximately 28 miles to the North West. The city is regarded as the principal shopping location for the county as well as the administrative centre.



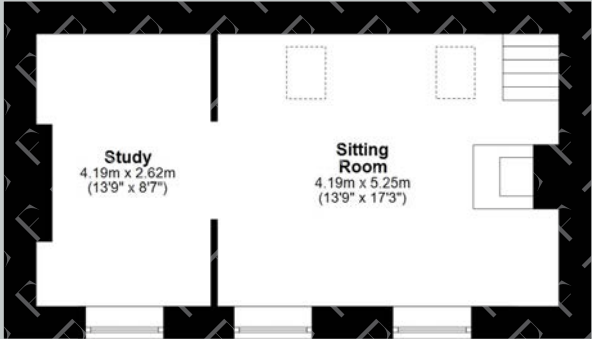
Floor Plans



Ground Floor



First Floor



Second Floor

Total area: approx. 199.2 sq. metre (2143.8 sq. feet)

Google Maps

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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas, drainage and water.

Gas central heating.

Postcode

C A9 3JU

Council Tax

Band C

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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PROPERTIES

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