



RESIDENCE

The Grange, 16 Kirk Street, Carlisle, ML8 5BW

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 4 Public Rooms | 2 Bathrooms

Extremely rare to the market and nestled within a peaceful cul-de-sac, this exceptional four-bedroom detached Edwardian villa stands as a testament to enduring elegance, a truly unique offering that seamlessly blends period charm with comfortable family living.

Crafted from traditional sandstone, this remarkable property boasts a wealth of original features that speak to its rich history, from the exquisite ornate corncicing and soaring high ceilings to the graceful bay windows and authentic fireplaces. The privacy and serenity afforded by its quiet location, a highly sought-after setting where traffic is minimal.

Inside, the living spaces are both spacious and elegant, with four generously proportioned bedrooms and grand reception rooms providing ample room for family life and entertaining. The integrity of the Edwardian era is beautifully preserved throughout, evident in the decorative plasterwork, captivating stained glass, original doors and wonderful fireplaces. Bathed in natural light, the bright and airy rooms are enhanced by the high ceilings and large windows that create a beautiful sense of space. While retaining its historical character, the property has been thoughtfully updated to incorporate modern conveniences, including a well-equipped kitchen, ensuring it meets the demands of contemporary living without compromising its period charm.

Stepping outside, the secluded south-facing private garden is a true haven, perfect for unwinding or hosting gatherings. There is additionally 3 outhouses and 2 garages which is fantastic for storage and could easily be utilised as outdoor offices along with an expansive private driveway.

Furthermore, its excellent location places it within easy reach of top schools, convenient local amenities, and excellent transport links. This captivating home represents the perfect fusion of Edwardian grandeur and modern family life, a truly unmissable opportunity for anyone seeking a property brimming with character.



2518.00 sq ft | EER = D



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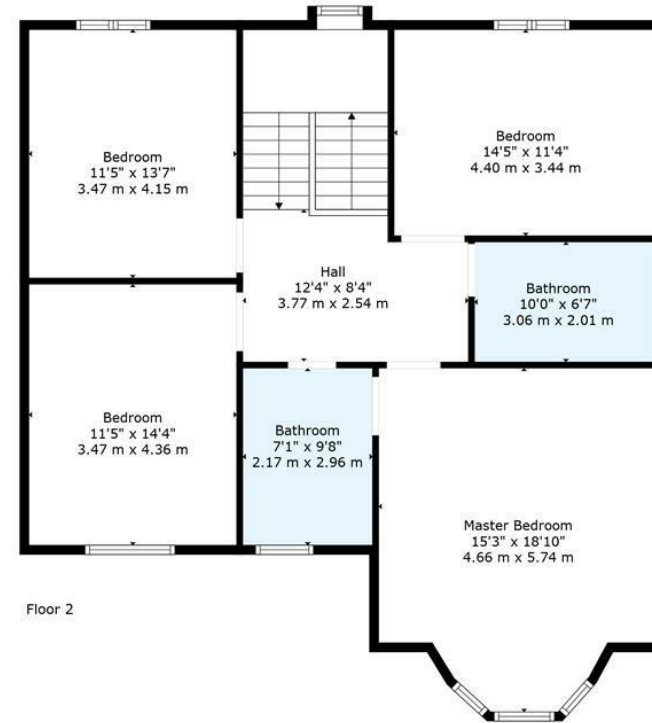
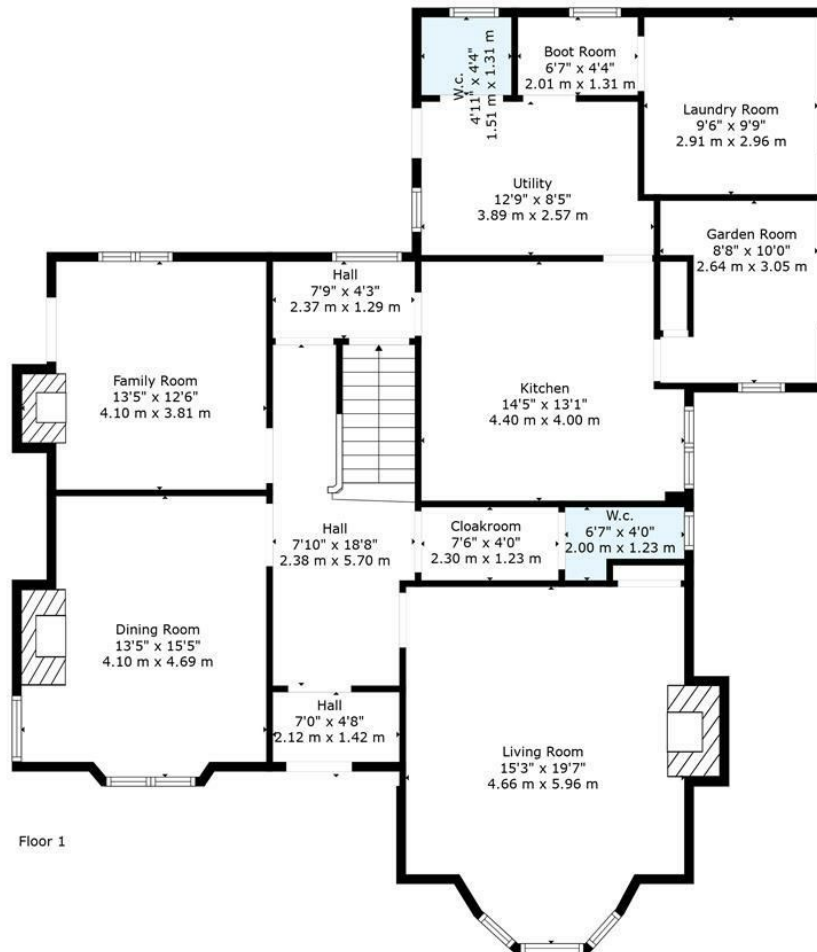
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TOTAL: 2404 sq. ft, 223 m2
 BELOW GROUND: 1323 sq. ft, 123 m2, FLOOR 2: 1081 sq. ft, 100 m2
 EXCLUDED AREAS: LAUNDRY ROOM: 94 sq. ft, 9 m2, BOOT ROOM: 28 sq. ft, 3 m2, FIREPLACE: 21 sq. ft, 2 m2,
 BAY WINDOW: 3 sq. ft, 0 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.