



**Bronze Brow, Longdales, Armathwaite, CA4 9SH**

Guide Price **£500,000**

**PFK**

## Bronze Brow

The property:

**Let Bronze Brow transport you to a place that feels utterly magical and truly special, it will surely captivate your heart, your imagination and you will likely never want to leave, this is where decadence meets peace and tranquility.**

This characterful cottage oozes charm and sophistication, it screams chocolate box cuteness from the first impression as you arrive, but do not be fooled into thinking there is not a wow factor waiting to hit you as you enter...

The open plan living space has been meticulously designed to flow from cooking to dining, relaxing to snuggling. Pulling the outside in through the rear glazed gable end, the lofty height of the vaulted ceiling and Velux roof lights to let the sun, moon and stars into your world and the cosy snug with log burner all ready to set the perfect ambience no matter what your mood is. The mezzanine art studio is the only first floor room and awaits your interpretation of how it should be utilised. Meanwhile there is a double bedroom, the main bathroom and a gym / office / third bedroom as you walk along the hallway, heading for the sheer delight of the master suite. What a sweet suite it is; the dual aspect double bedroom has open countryside views and a patio door giving direct access to the rear garden, the exterior is trailed with a prolific flowering wisteria and gives strong Mediterranean feels like you're in a far away movie set....





## Armathwaite, Eden Valley

The location:

...continued

This dreamy feeling only intensifies when you walk into the spectacular dressing room, with three walls of built in wardrobes and storage and another door leading into the en-suite, complete with freestanding bath and a separate shower cubicle.

The gardens have been professionally landscaped to maximise the benefits of the glorious open countryside views, with the southerly aspect and thoughtful planting and clever columns and 'crumbling' arched brickwork you'd be forgiven for feeling like you were in rural Italy.

**Bronze Brow; is your heart racing with excitement yet?**

Armathwaite is a picturesque rural village in the Eden Valley, renowned for it's beautiful walks along the banks of the River Eden, the incredible salmon fishing and having a train station that is one of the stops on the famous Settle to Carlisle Railway. The village has two public houses, a primary school, village store and post office and the parish church of Christ and St. Mary, which is one of the smallest parish churches in England. Equidistant between Carlisle and Penrith, Armathwaite has easy commuter access to the A6. You will find that the Lake District National Park, Scottish Borders, Hadrian's Wall and the Solway Coast & North Pennines, both AONB, are all readily accessible within a 45 minute drive.



## ACCOMMODATION

### Entrance Hall

6' 8" x 5' 5" (2.03m x 1.64m)

### Utility Room

7' 4" x 6' 5" (2.24m x 1.95m)

### Open Plan Kitchen / Living / Dining

22' 7" x 24' 11" (6.88m x 7.60m)

(max. measurements) refer to floorplan

### Hallway

### Bedroom 1

14' 11" x 13' 1" (4.56m x 3.98m)

### Dressing Room

10' 10" x 9' 5" (3.31m x 2.87m)

### En-Suite

10' 9" x 7' 7" (3.28m x 2.31m)

### Bedroom 2

11' 8" x 10' 1" (3.56m x 3.08m)

### Bathroom

6' 10" x 6' 0" (2.08m x 1.84m)

### Office / Gym / Bedroom 3

11' 3" x 9' 9" (3.42m x 2.98m)

## FIRST FLOOR

### Mezzanine Art Studio

13' 7" x 11' 5" (4.13m x 3.47m)

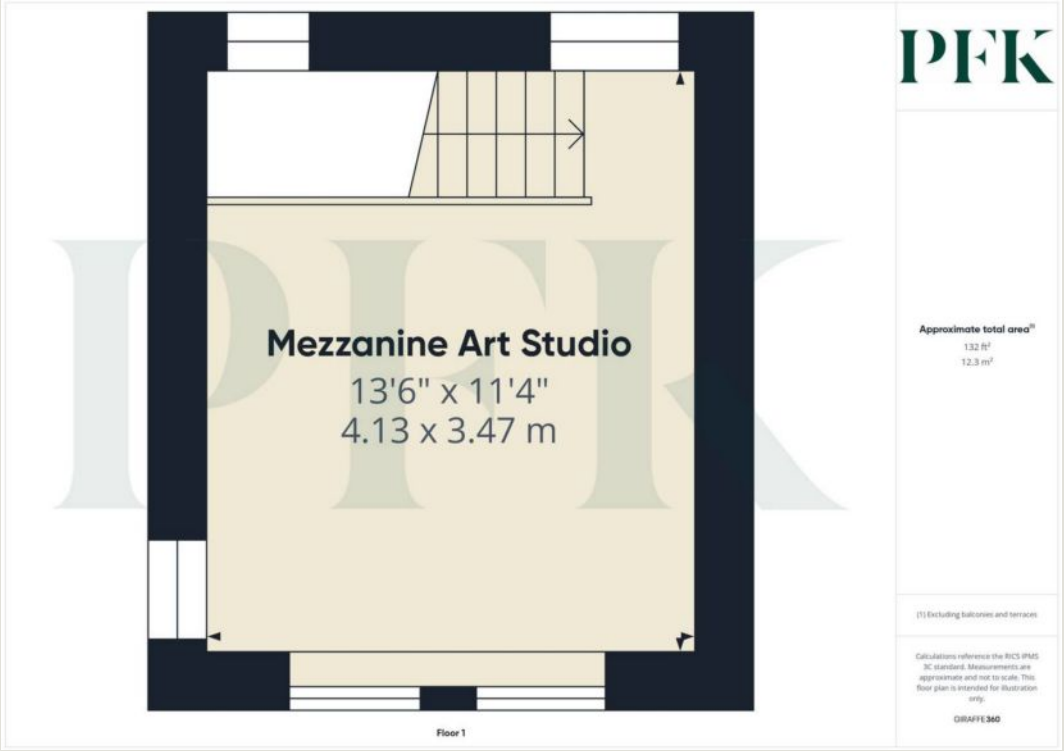
**Council Tax band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**







## Energy Efficiency Rating

|                                             | Current                                                                                                         | Potential |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                                 |           |
| (92+) <b>A</b>                              |                                                                                                                 |           |
| (81-91) <b>B</b>                            |                                                                                                                 |           |
| (69-80) <b>C</b>                            | 68                                                                                                              | 72        |
| (55-68) <b>D</b>                            |                                                                                                                 |           |
| (39-54) <b>E</b>                            |                                                                                                                 |           |
| (21-38) <b>F</b>                            |                                                                                                                 |           |
| (1-20) <b>G</b>                             |                                                                                                                 |           |
| Not energy efficient - higher running costs |                                                                                                                 |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC  |           |



## ADDITIONAL INFORMATION

### Directions

Bronze Brow can be located with the postcode CA4 9SH and identified by a PFK For Sale board. Alternatively by using What3Words: [///console.kinks.hormones](https://www.what3words.com/#!/en/console/kinks/hormones)

### Services

Mains electricity & water, septic tank drainage; oil underfloor heating and radiators. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Septic Tank

We have been informed that the property has a septic tank, we would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

### Referral & Other Payments

PFK work with preferred providers for 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





## PFK Estate Agents

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