



The Rectory, Holme Eden, Warwick Bridge, Carlisle, CA4 8RF

Offers Over **£600,000**

PFK

The Rectory

The property:

A home to fall in love with, rich in heritage, ripe with possibility. There are homes that simply offer shelter, and then there are homes like *The Rectory*, places that stir the soul, tell a story, and invite you to become part of something timeless.

Found set back from the road, behind St Paul's Church, within the leafy Holme Eden area of Warwick Bridge, just moments from the banks of the River Eden, this exquisite former rectory stands as a proud tribute to the romance of historic English architecture.

Built in the Gothic Revival style, its striking red sandstone façade, tall chimneys, gables, and elegant mullioned windows instantly captivate. But step beyond the threshold and you'll find over 4,000 sq ft of living space, brimming with possibility and quiet grandeur. Behind the oak panelled doorway, The Rectory unfolds with three impressive reception rooms, each framed by generous bay windows, intricate cornices, and the gentle echoes of its past. The home's kitchen and utility areas sit at its heart, waiting to be reimagined, practical now, with clear potential for transformation if desired. Upstairs, five beautifully proportioned bedrooms await, the principal bedroom, with its generous footprint and feature bay, is nothing short of regal.



The Rectory

The property, continued..

The accommodation includes three bathrooms and an additional three separate WCs, ensuring comfort and convenience across all levels of the home. A hidden staircase leads further up to the second floor attic room, awaiting your take on a study or creative nook, the perfect space for a writer, thinker, or dreamer.

Below, a cellar whispers not just of wine storage, but perhaps a tasting room or a hidden retreat for quiet moments away from the world. Outside, a collection of characterful outbuildings is set around a charming walled cobbled courtyard, creating a wonderfully private and atmospheric space. Here you'll find a detached garage and two adjoining outhouses, ideal as potting sheds or gardener's stores, along with a coach house, a substantial log store, and byre, all offering exciting scope for hobbies, home working, or future conversion (STPP). A gated pedestrian entrance leads like a secret doorway from the courtyard into the expansive rear garden, where a further gate in the fence opens into a magical woodland space... a hidden world just waiting to be explored.

All of this, wrapped in lush mature gardens, where apple trees frame the sky and time seems to slow. This is more than just a house. It's a once in a lifetime chance to write your own chapter in a setting that feels like it was taken straight from a classic novel. The Rectory is waiting. All it needs is someone with vision, and heart.





The location:

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Directions

The Rectory, Holme Eden can be located using the postcode CA4 8RF and identified by a PFK For Sale board. Alternatively by using What3Words; [///meatballs.cracking.muddy](https://www.what3words.com/#!/en/@@@meatballs.cracking.muddy)

ACCOMMODATION

GROUND FLOOR

Entrance

Entrance Vestibule

5' 10" x 4' 1" (1.77m x 1.25m)

Hallway

Reception 1

15' 9" x 14' 1" (4.81m x 4.30m)

Reception 2

16' 8" x 16' 1" (5.07m x 4.91m)

Reception 3

20' 1" x 16' 0" (6.13m x 4.87m)

Kitchen

14' 2" x 13' 11" (4.32m x 4.24m)

Utility Room

15' 0" x 10' 2" (4.58m x 3.11m)

Pantry

10' 4" x 4' 0" (3.15m x 1.21m)

Cloakroom

8' 6" x 6' 5" (2.59m x 1.96m)

WC 1

8' 1" x 3' 6" (2.46m x 1.06m)

FIRST FLOOR

Landing

Bedroom 1

15' 9" x 14' 2" (4.80m x 4.32m)

Bedroom 2

16' 2" x 14' 9" (4.92m x 4.49m)





Inner Landing

Bedroom 3

12' 2" x 8' 1" (3.70m x 2.46m)

Bedroom 4

15' 6" x 11' 6" (4.72m x 3.51m)

Bedroom 5

13' 11" x 12' 0" (4.25m x 3.67m)

Hallway

WC 2

6' 0" x 3' 10" (1.82m x 1.16m)

Bathroom 2

9' 3" x 6' 0" (2.82m x 1.83m)

Airing Cupboard

6' 0" x 3' 2" (1.83m x 0.96m)

Washroom

6' 2" x 3' 7" (1.89m x 1.09m)

WC 3

6' 4" x 3' 1" (1.93m x 0.93m)

Bathroom 3

10' 4" x 7' 6" (3.15m x 2.28m)



BASEMENT

Cellar

12' 0" x 10' 0" (3.67m x 3.05m)

SECOND FLOOR

Attic

15' 11" x 9' 0" (4.84m x 2.74m)

OUTBUILDINGS

Coach House

14' 2" x 11' 8" (4.32m x 3.56m)

Log Store & Byre

15' 5" x 11' 9" (4.71m x 3.58m)

Garage

24' 3" x 16' 1" (7.40m x 4.91m)

Brick Outhouse 1 & 2





Floor 0 Building 1

Approximate total area⁽¹⁾

1557 ft²
144.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾

1477 ft²

137.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2 Building 1

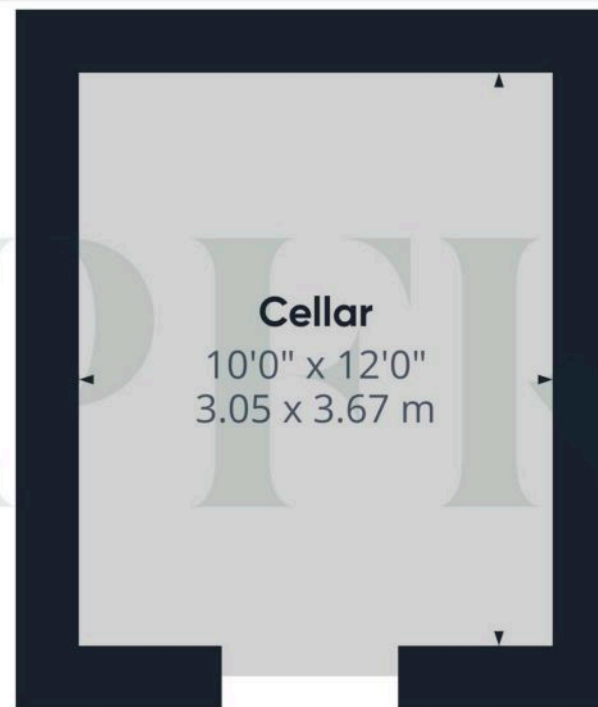
PFK

Approximate total area⁽¹⁾
141 ft²
13.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



Floor -1 Building 1

PFK

Approximate total area⁽¹⁾
125 ft²
11.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



Floor 0 Building 3

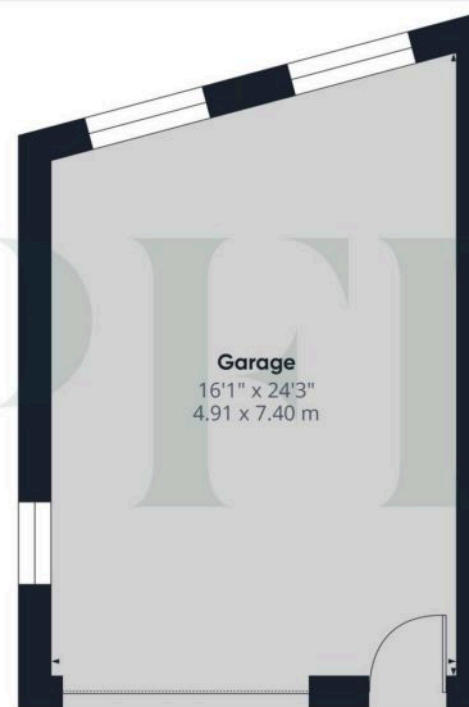
PFK

Approximate total area⁽¹⁾
361 ft²
33.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



Floor 0 Building 2

PFK

Approximate total area⁽¹⁾
364 ft²
33.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360

ADDITIONAL INFORMATION

Septic Tank

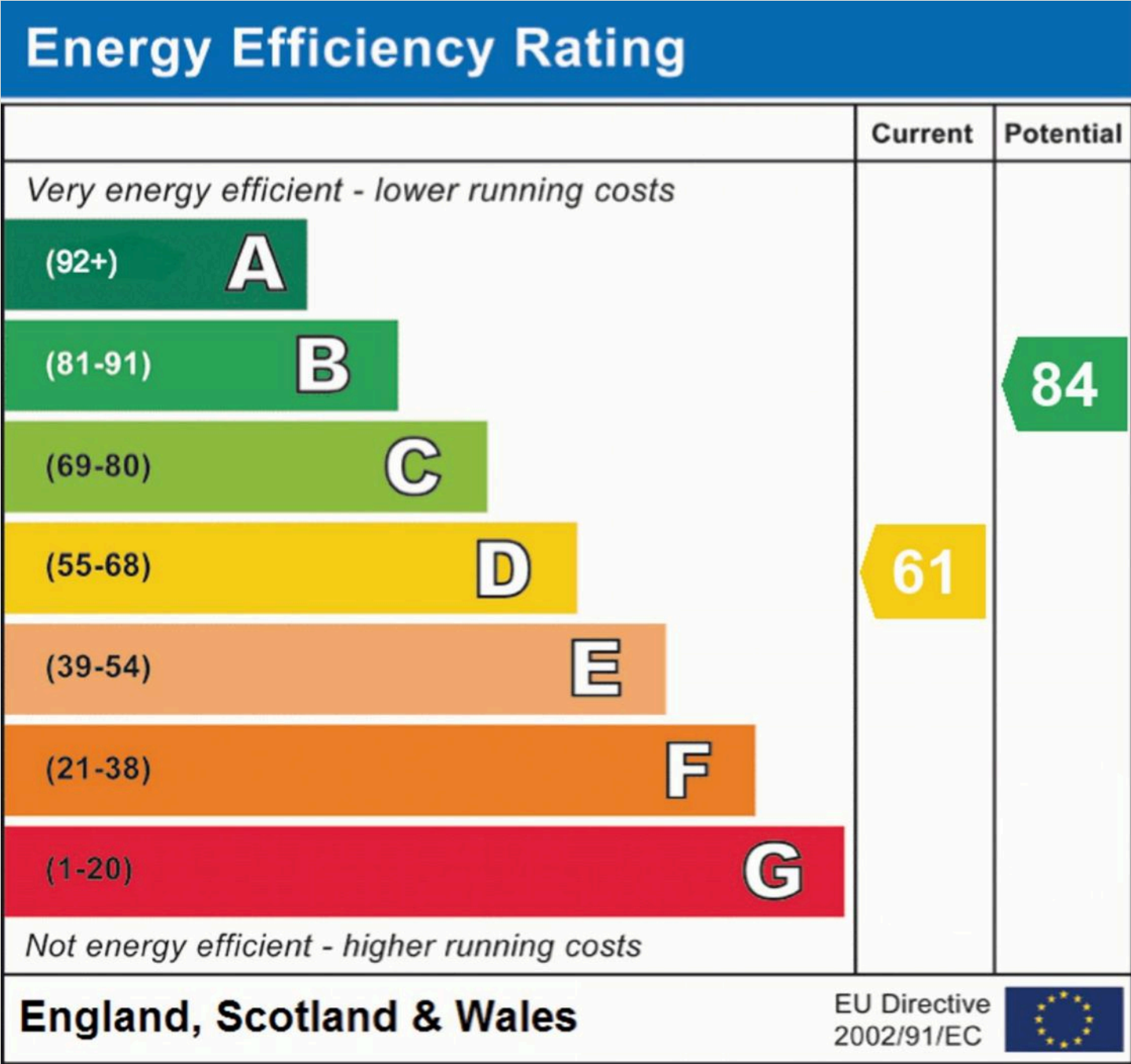
We have been informed that the property has a septic tank and understand it to be compliant, however we would advise any prospective purchaser to satisfy themselves that it complies with current standards and rules introduced on 1st January 2020.

Services

Mains electricity, gas, water & septic tank drainage; gas central heating. 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.

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

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

