



Irthing Villa | Newby East, Wetheral | Carlisle | CA4 8QX

£700,000



**david britton**  
ESTATES



## Key Features

- Three bedroom detached family home set within extensive riverside grounds
- Character features including stained glass windows and bay windows
- Direct river access with fishing rights available
- Two spacious reception rooms ideal for family living and entertaining
- Large kitchen with separate utility room
- Heated conservatory overlooking the gardens
- Three well proportioned bedrooms and a bathroom with roll top bath
- Converted barn accommodation offering flexible guest, workspace or annexe potential
- Beautiful landscaped gardens with sloping lawns, greenhouse, vegetable garden and pond
- Driveway parking, detached garage and a riverside cabin within the grounds

## Summary

Few homes manage to combine the character of a well-loved family house with the kind of outdoor life that most people only dream about. This is one of them.

Set within grounds that reach all the way down to the river, this Four-bedroom detached property offers a remarkable breadth of space — both inside and out — with direct river access, fishing rights, and a lifestyle that genuinely changes with the seasons. It is the sort of home that earns its place in a family's story.





