



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

Guide Price **£475,000**

**PFK**

## Bronze Brow

### The property:

Let Bronze Brow transport you to a place that feels truly special. A home that captures the imagination and offers a rare sense of peace and tranquillity, where comfort and style come together effortlessly. This characterful cottage is full of charm and sophistication, with undeniable chocolate-box appeal from the moment you arrive. But beyond the picture-perfect exterior, there is an impressive wow factor waiting inside.

The open-plan living space has been thoughtfully designed to flow seamlessly from cooking to dining, relaxing to unwinding. The rear glazed gable end, vaulted ceiling and Velux roof lights flood the space with natural light, while the cosy snug with log burner creates the perfect atmosphere whatever the season. The mezzanine art studio is the only first-floor room and offers flexible potential to suit your lifestyle.



## Bronze Brow

### The property, cont..

Along the hallway you'll find a double bedroom, the main bathroom and a gym / office / third bedroom, before arriving at the standout master suite. This dual-aspect double bedroom enjoys open countryside views and direct access to the rear garden through patio doors. Outside, flowering wisteria trails across the exterior, creating a distinctly Mediterranean feel. The sense of luxury continues into the impressive dressing room, featuring three walls of built-in wardrobes and storage, leading through to the en-suite with freestanding bath and separate shower cubicle. The gardens have been professionally landscaped to make the most of the beautiful open countryside views. With a southerly aspect, thoughtful planting and attractive brick archways and columns, the setting has a relaxed, rural feel.

Bronze Brow is a home that leaves a lasting impression.





## Armathwaite, Carlisle

The location:

Armathwaite is a picturesque rural village in the Eden Valley, renowned for its 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.

**Council Tax band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

### Directions

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



## 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)





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Approximate total area<sup>(1)</sup>

1343 ft<sup>2</sup>  
124.8 m<sup>2</sup>

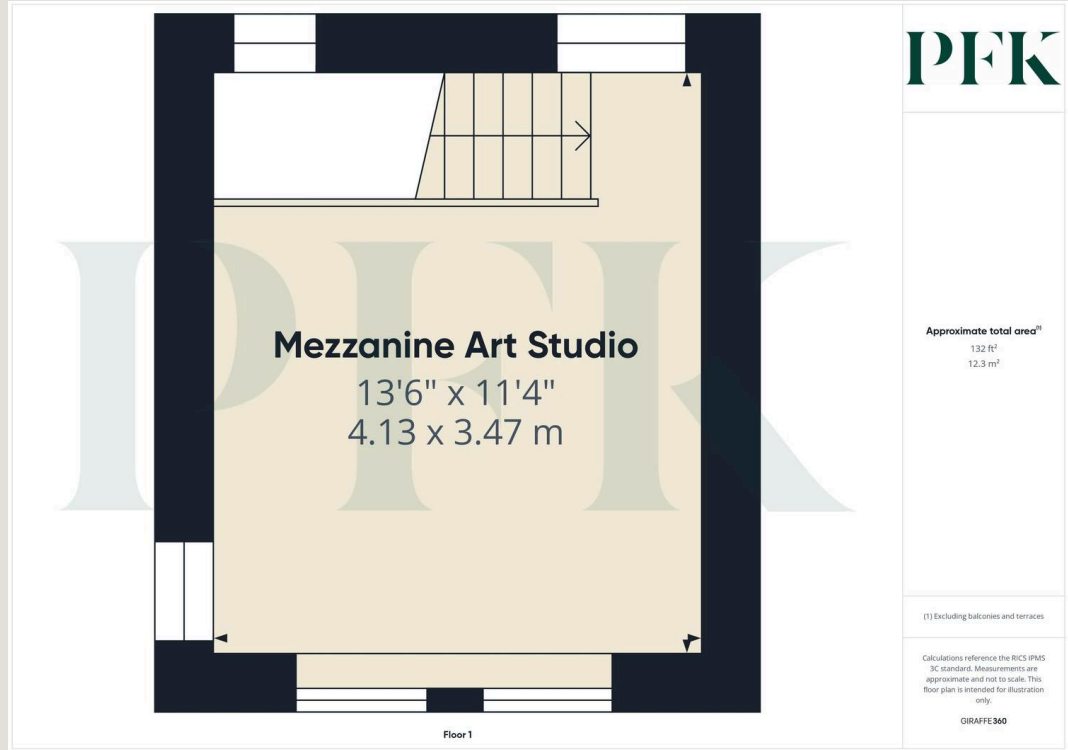
Reduced headroom  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

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Approximate total area<sup>(1)</sup>

132 ft<sup>2</sup>  
12.3 m<sup>2</sup>

(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.

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**ADDITIONAL INFORMATION**

**Services**

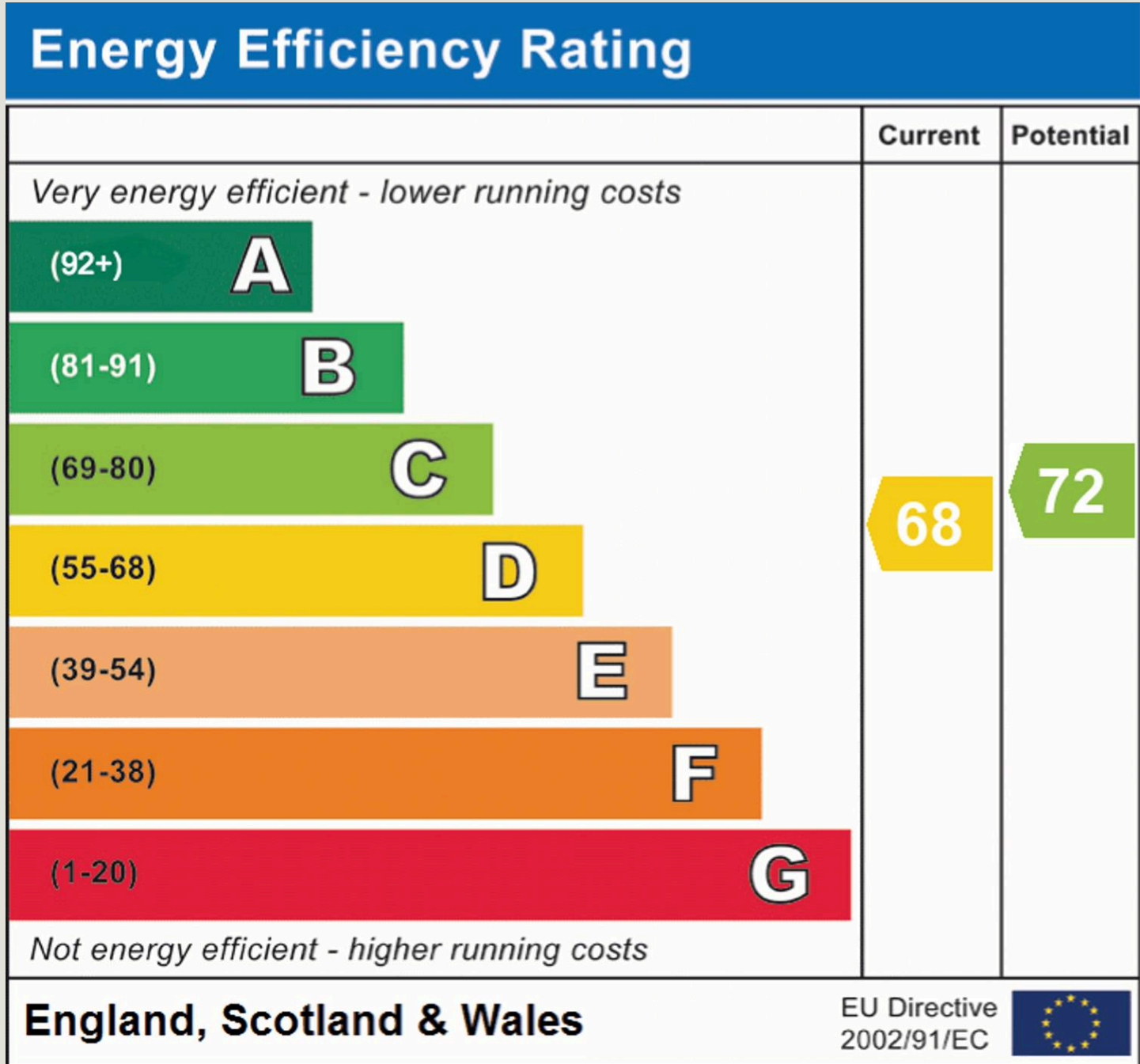
Mains electricity & water, septic tank drainage; oil underfloor heating and radiators. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**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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