



New Vicarage, Irthington, Carlisle, CA6 4NJ
Guide Price £425,000

PFK

New Vicarage

Irthington, Carlisle

This four bedroom detached house offers generous accommodation across three spacious reception rooms, making it an exceptional choice for families or those seeking versatile living space. The home is thoughtfully designed with a hallway, inner hall, ground floor cloaks/wc, Study/office or reception room 3, living room, sitting room, dining kitchen and utility room to the ground floor. To the first floor are 2 double bedrooms and a further 2 single bedrooms, bathroom, shower and WC.

The property features a patio and lawned garden with views perfect for outdoor entertaining, relaxation or family activities. Practical features abound, including a garage, gated driveway and ample off-road parking, ensuring convenience for multiple vehicles.

With its blend of versatile living spaces, outdoor areas, this detached house offers a rare opportunity to enjoy modern living in a peaceful, picturesque setting on the edge of Irthington village which is situated approximately 7 miles north east of Carlisle city centre, 2 miles west of Brampton.

- **Tenure: Freehold**
- **EPC: D**
- **Council Tax Band: E**





New Vicarage

Irthington, Carlisle

Irthington is a village and civil parish located in Cumbria, situated approximately 7 miles north east of Carlisle, 2 miles west of Brampton and 6 miles from the M6 motorway. The village is positioned near the River Irthing and is steeped in history, lying on the line of the Roman Stanegate road and less than 1km south of Hadrian's Wall.

Directions

New Vicarage can be located using the postcode CA6 4NJ and identified by a PFK For Sale board. Alternatively by using What3Words; [///baseless.thumb.special](https://www.what3words.com/#!/baseless.thumb.special)

ACCOMMODATION

Ground Floor

Entrance Hall

6' 3" x 10' 3" (1.90m x 3.12m)

Cloakroom/WC

3' 10" x 7' 4" (1.16m x 2.23m)

Study/Office

12' 6" x 11' 7" (3.82m x 3.52m)

Inner Hall

6' 4" x 14' 11" (1.94m x 4.55m)

Living Room

12' 7" x 18' 2" (3.84m x 5.53m)



Sitting Room

12' 7" x 12' 7" (3.83m x 3.83m)

Dining Kitchen

13' 2" x 12' 6" (4.02m x 3.82m)

Utility Room

10' 4" x 10' 6" (3.14m x 3.21m)

First Floor**Landing****Bedroom 1**

12' 6" x 13' 3" (3.82m x 4.03m)

Bedroom 2

12' 8" x 12' 7" (3.85m x 3.84m)

Bedroom 3

8' 7" x 8' 11" (2.61m x 2.73m)

Bedroom 4

7' 1" x 12' 7" (2.15m x 3.84m)

Bathroom

7' 4" x 6' 4" (2.24m x 1.92m)

Shower**WC**

3' 2" x 6' 4" (0.96m x 1.93m)

Outside**Front**

Large gated vehicle driveway providing parking and leading to the Garage. Stocked borders and pathways either side to the rear of the property.

Rear Garden

Paved terrace/patio area enjoying the rear view and leading to a raised lawned garden with stocked areas and providing an outside store and additional store near the kitchen doorway.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; oil 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.

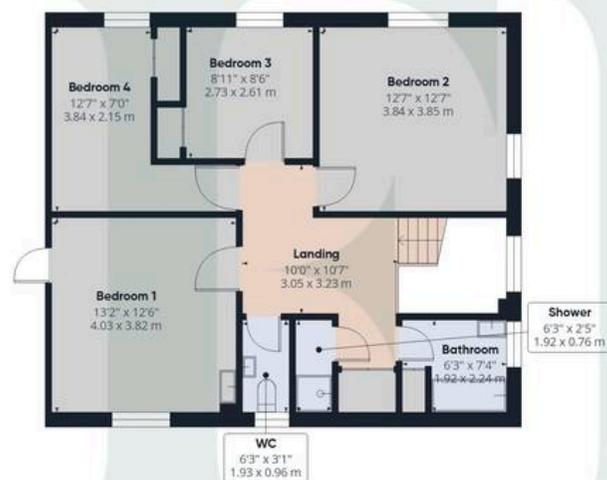
Referrals and Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.



Floor 0



Floor 1



Approximate total area⁽¹⁾

1973 ft²
183.3 m²

Reduced headroom

3 ft²
0.2 m²

(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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