



West House
Thursby | Carlisle | Cumbria | CA5 6PJ

WEST HOUSE



Nestled within the heart of the sought-after village of Thursby, West House is an exceptional Grade II Listed Georgian residence that seamlessly blends period charm with contemporary luxury. Originally forming part of a courtyard farmhouse dating back to the early 1800s, this remarkable home has been sympathetically renovated by the current owner since 2015, preserving its rich heritage while introducing a superb standard of modern living. West House is a property of genuine character, offering elegant accommodation, beautiful gardens and a versatile annex, all within a private and secluded setting.



Accommodation

Approached through the attractive courtyard, an entrance porch opens into a beautifully appointed boot room, complete with bespoke storage and ample space for coats, boots and outdoor clothing.

The heart of the home is undoubtedly the stunning open-plan kitchen and dining room. Designed and installed by the renowned team at Carvetti Interiors, the kitchen combines minimalist German-engineered Poggen Pohl cabinetry with elegant stone worktops and a comprehensive range of premium appliances. Features include a Franke sink with mixer tap, Zip hot and cold water tap, Miele double ovens, warming drawer and a substantial central island incorporating a 900mm six-zone Miele induction hob. Hidden power points throughout the space provide practicality without compromising the clean aesthetic.

Natural light floods the room through large sash windows overlooking the gardens, while glazed doors provide direct access to the patio, creating a seamless connection between indoor and outdoor living.

Flowing naturally from the kitchen is a generous dining area centred around a beautiful traditional fireplace with a log-burning stove. Large sash windows add character and light while providing delightful views across the gardens.

To one side of the kitchen lies an elegant living room where decorative ceiling coving, a large sash window and a feature fireplace create a wonderfully relaxing atmosphere. Perfectly positioned adjacent to the dining room, it offers an inviting space to unwind and entertain.

On the opposite side of the kitchen is a versatile study, currently utilised as a home office. With views across the gardens and a decorative fireplace, this room would equally suit use as an additional reception room or ground floor bedroom.

Continuing along the hallway, a practical laundry room features bespoke cabinetry matching the kitchen, space for a washing machine and dryer, and an integrated full-height freezer. A stylish cloakroom/WC adjoins, finished with high-quality porcelain tiling that continues from the kitchen and dining area.

At the end of the corridor, a further reception room offers exceptional flexibility. Complete with a beautiful Victorian style fireplace and dual-aspect windows, it provides a charming retreat. This room connects to a further space currently used as a gym and additional workspace, which in turn links to the annex accommodation.

















First Floor

Returning to the main house, a traditional staircase with stone construction, elegant spindles, wooden handrail and decorative runner rises to the first floor. A large sash window on the half landing floods the space with natural light while framing attractive courtyard views.

The first-floor landing retains many original features, including decorative coving, deep timber architraves and solid oak doors throughout.

West House offers four generous double bedrooms, each beautifully presented and filled with character.

Two guest bedrooms are served by a luxurious family bathroom. This stunning space features a walk-in shower, roll-top bath with traditional fittings, bespoke vanity storage, double sinks and floor-to-ceiling tiling combining natural stone and wood-effect finishes.

A further guest bedroom enjoys the benefit of its own en-suite shower room and features exposed beams together with windows to three elevations.

The principal suite provides a true sanctuary. The luxurious en-suite bathroom is finished with elegant porcelain tiling and includes underfloor heating, a substantial walk-in rainfall shower, double vanity unit, heated towel rail and useful built-in storage.

A few steps lead through to the principal bedroom itself, a beautifully proportioned room featuring exposed beams, fitted wardrobes and ample space for a dressing area or seating area. Warm, inviting and full of character, it perfectly balances period charm with modern comfort.











Annex Accommodation

The annex provides excellent flexibility for multigenerational living or independent guest accommodation. Benefiting from its own private entrance, the accommodation includes a spacious double bedroom and a well-appointed shower room. Views across the courtyard enhance the sense of privacy and charm. The annex also benefits from its own outdoor seating area and patio. The connecting room could easily accommodate a kitchenette, creating a fully self-contained living space if desired.





Outside

West House benefits from two distinct and equally impressive outdoor spaces. The first is a beautifully landscaped courtyard enclosed by attractive period buildings. A rustic brick driveway is complemented by caber chippings, mature planting and carefully maintained borders. A central raised bed planted with box and yew surrounds a mature specimen tree, while pleached hornbeam hedging provides privacy and year-round structure.

A range of useful outbuildings provide excellent storage, workshop facilities and garage space. Currently utilised as a garden storage area, these versatile buildings offer excellent potential for a variety of uses.

To the opposite side of the property lies a delightful private garden. A large lawn is surrounded by mature trees, colourful shrubs and established cottage-style planting. Directly outside the kitchen and dining room, a patio seating area provides the perfect setting for al fresco dining, entertaining or simply enjoying a morning coffee.

The gardens have been thoughtfully designed with a variety of seating areas, including a charming sunken patio and additional paved terraces surrounded by vibrant planting. The result is a wonderfully private and peaceful outdoor environment that complements the character of the house perfectly.





Location

Thursby is a highly regarded Cumbrian village, offering an attractive balance of countryside living and accessibility. Surrounded by open farmland and picturesque rural scenery, the village enjoys a strong sense of community and benefits from a well-regarded primary school and active village hall. The cathedral city of Carlisle lies approximately six miles away, providing an extensive range of shopping, leisure, dining and educational facilities, together with excellent transport connections including

direct rail services to London, Manchester and Glasgow. The village is ideally positioned for those who enjoy the outdoors, with easy access to both the beautiful Solway Coast National Landscape and the Lake District National Park, offering endless opportunities for walking, cycling and exploring some of the North of England's most spectacular scenery.

Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: Freehold possession upon completion.

EPC Rating: D

Services: West House is served by mains electricity, Gas, water & sewage.

Broadband is currently provided via EE and full fibre is available with speeds up to 1000mbps

Council Tax: Local authority – Cumberland council. Council tax currently in band F

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://facebook.com/Fine%20Country%20Cumbria) and Instagram on @fineandcountrycumbria

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Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of

£50 per mortgage referral. Figures quoted are inclusive of VAT

Money Laundering Regulations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.

Key Features

- * Beautiful Grade II Listed farmhouse dating back to the early 1800s
- * Extensively renovated to an exceptional standard by the current owners
- * No onward chain
- * Five double bedrooms and four bathrooms, including a versatile annex
- * Private landscaped gardens, courtyard, garage, workshop and useful outbuildings
- * Desirable village location with excellent access to Carlisle, the Solway Coast and the Lake District National Park

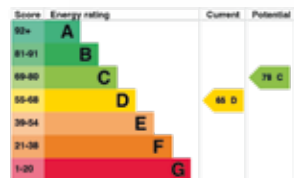


West House

Approximate Gross Internal Area
4241 sq ft - 394 sq m

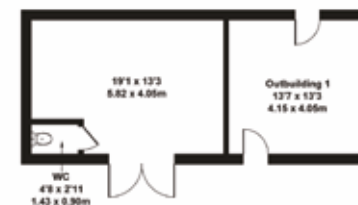


Not to Scale. Produced by The Plan Portal 2026
For illustrative Purposes Only.



West House

Approximate Gross Internal Area
700 sq ft - 65 sq m



OUTBUILDINGS

Not to Scale. Produced by The Plan Portal 2026
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FINE & COUNTRY

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