



Macey Arms Farm

Macey Bank, Southwaite, Carlisle, CA4 0NX

Guide Price £525,000



- Beautifully Presented Family Home in a Picturesque Rural Setting
- Tranquil Open-Field Views with a Stunning Northern Lake District Backdrop
- Large Living Room and Separate Study
- Family Bathroom and Separate Shower Room
- Driveway Parking and Large Attached Garage
- Spacious Accommodation Filled with Retained Character Features
- Impressive Dining Kitchen with a Stunning Feature Fireplace
- Four Double Bedrooms, Including a Master with Dressing Area & En-Suite
- Thoughtfully Landscaped and Established Rear Garden
- EPC - E

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Enjoying a truly picturesque rural setting with peaceful open-field views towards the Northern Lake District, this beautifully presented four-bedroom family home offers an exceptional blend of character, space and lifestyle appeal. Rich in retained features and thoughtfully arranged throughout, the accommodation is both warm and inviting, perfectly suited to modern family living. At the heart of the home is a superb dining kitchen, enhanced by a striking feature fireplace that creates a wonderful focal point, while the generous living room and separate study provide excellent flexibility for relaxing, entertaining or working from home. The property continues to impress with four well-proportioned double bedrooms, including an attractive master suite complete with dressing area and en-suite, alongside a family bathroom and separate shower room. Externally, the home is equally appealing, boasting a thoughtfully landscaped and established rear garden, ample driveway parking, and a large attached garage. Further enhancing the appeal, the property benefits from a new Worcester Bosch boiler, installed in February 2026 and benefitting a 7 year guarantee.

Altogether, this is a charming and substantial home in an idyllic countryside setting, and a viewing is essential to fully appreciate the quality and setting on offer.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - E and Council Tax Band - E.

Positioned between Southwaite and Ivegill, this location offers an attractive blend of semi-rural surroundings, village convenience and excellent connectivity. Both villages contribute to the appeal of the setting, with Southwaite offering useful day-to-day convenience including the nearby services, while Ivegill provides a well-established village community centred around its village hall and surrounding rural amenities. The location is particularly well placed for access into Carlisle, Penrith and the wider region, with straightforward links to the A6 and onward connections to Junction 42 of the M6. Travel around the city has also been significantly enhanced by the Carlisle Southern Link Road, which connects Junction 42 of the M6 with the A595 to the west and links key radial routes into Carlisle, helping improve access across the city and beyond. Surrounded by open countryside yet remaining highly accessible, this is a setting that will particularly suit buyers looking to enjoy village living without feeling remote.

Tel: 01228 584249

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the dining kitchen, study, WC and utility/boot room, radiator, recessed storage cupboard with double doors, stairs to the first floor landing, and two double glazed windows to the front aspect.

DINING KITCHEN

Kitchen Area:

A modern kitchen comprising a range of fitted base, wall and drawer units with worksurfaces and splashbacks above. Integrated eye-level electric double oven with grill, electric induction hob, extractor unit, integrated fridge freezer, integrated dishwasher, one bowl ceramic sink with mixer tap, recessed lighting, tiled flooring, and a double glazed window to the rear aspect.

Dining Area:

Brick fireplace with inset multi-fuel stove and stone surround, radiator, internal doors to the living room and rear porch, and a double glazed window to the rear aspect.

LIVING ROOM

Double glazed window to the rear aspect, radiator, and a brick fireplace with inset multi-fuel stove.

REAR PORCH

External door to the rear garden, radiator, and tiled flooring.

STUDY

Double glazed window to the front aspect, radiator, and fitted office furniture including desk, drawers, cupboards and open shelving.

WC

Two piece suite comprising a WC and wall-mounted wash hand basin. Tiled splashbacks, radiator, and a double glazed window to the front aspect.

UTILITY/BOOT ROOM

Fitted base units with worksurface and tiled splashbacks, space with plumbing for a washing machine, one-bowl stainless steel sink, radiator, freestanding oil-fired boiler, external door to the front elevation, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms, family bathroom and shower room, radiator, double glazed Velux window, and a double glazed window to the front aspect.

MASTER BEDROOM, DRESSING ROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, decorative fireplace with sandstone surround, radiator, loft-access point, and an opening to the dressing room.

Dressing Room:

Steps down from the master bedroom, opening to the en-suite, recessed lighting, and a double glazed window to the front aspect.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a corner bathtub with shower over. Part-tiled walls, recessed lighting, radiator, extractor fan, and a double glazed window to the front aspect.

BEDROOM TWO

Steps down from the landing, vaulted ceiling with retained exposed beams, two double glazed Velux windows, double glazed window to the front aspect, and a radiator.

BEDROOM THREE

Double glazed window to the rear aspect, radiator, and a loft-access point.

BEDROOM FOUR

Double glazed window to the rear aspect, and a radiator.

FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bathtub. Tiled splashbacks, radiator, extractor fan, and a double glazed window to the front aspect.

SHOWER ROOM

Two piece suite comprising a pedestal wash basin and a shower enclosure with mains shower unit. Tiled splashbacks, radiator, recessed lighting, extractor fan, and a double glazed window to the front aspect.

EXTERNAL:

Parking & Store:

To the front of the property, a generous gravelled driveway provides off-road parking for multiple vehicles and gives access to the attached garage. A gravelled pathway extends across the front of the property, leading to the main entrance door, the utility/boot room, and the store, with an additional access gate to the side of the garage to the rear garden. The secure store benefits from internal lighting and power sockets.

Rear Garden:

To the rear is a thoughtfully landscaped and mature garden, featuring two lawned areas, a lovely paved seating area, and views across the garden to the surrounding fields and the Northern Lake District beyond. The garden is further enhanced by numerous established borders and an array of mature trees. In addition, there is an external cold-water tap and the oil tank.

ATTACHED GARAGE

Electric roller garage door, pedestrian access door, double glazed window, power, lighting, and a mezzanine storage area.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - kept.broken.commutes

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

AGENTS NOTE:

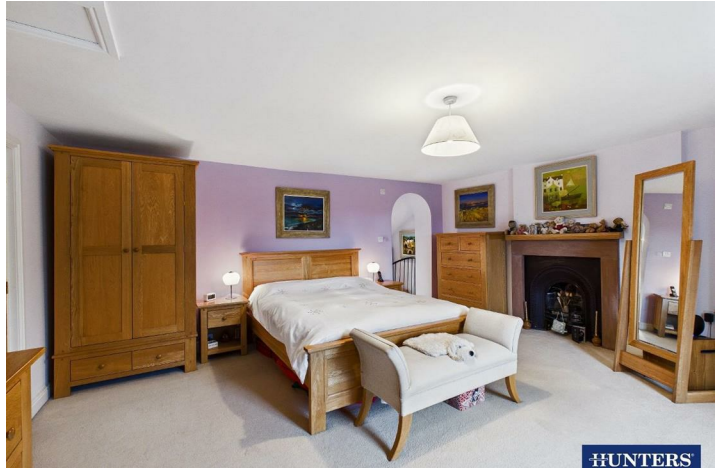
The property is serviced via septic tank.

Floorplan





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HUNTERS



HUNTERS



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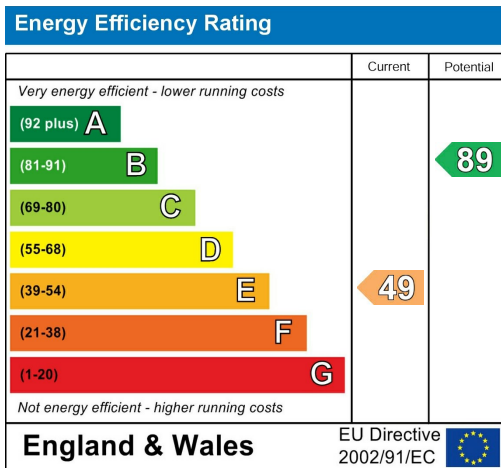
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Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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