



**Pine Garth, Armathwaite – CA4 9PP**

Guide Price **£675,000**

**PFK**

# Pine Garth

Armathwaite, Carlisle

Constructed circa 1935 and occupying an elevated position to take full advantage of far-reaching countryside views, this outstanding four-bedroom detached home has been thoughtfully reconfigured, extended and enhanced over the years to create a spacious and highly versatile family residence. Combining charm with modern efficiency, the property offers generous accommodation throughout, complemented by beautifully maintained gardens and excellent sustainability features.

A series of carefully considered improvements include a kitchen extension, the addition of a sun room, alongside the installation of solar panels with battery storage and an efficient Swedish pellet boiler—resulting in a home that is both comfortable and energy-conscious. Internally, solid oak doors throughout add a cohesive and high-quality finish.

The property opens into a **welcoming entrance hall**, a spacious introduction to the home with stairs to the first floor and access to the principal ground floor rooms. A **cloakroom/WC** with basin and additional understairs storage enhances practicality.



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The **living room** is an elegant and generously proportioned space, featuring a bay window with fitted seating and a formal dining area to one end. An ornate open fireplace set within a decorative surround provides a charming focal point, while doors lead through to the **sun room**.

The **sun room** is a wonderfully light and versatile space, currently accommodating both seating and a home office area. With views over the garden and doors leading outside, it also connects seamlessly to the **sitting room**.

The **sitting room** offers a cosy yet characterful retreat, centered around a wood-burning stove set within a brick fireplace with wooden lintel and sandstone hearth. This room links back to the hallway and flows naturally into the heart of the home - the **dining kitchen**.



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Beautifully crafted, the **bespoke kitchen** is fitted with a range of solid oak wall and base units, complemented by granite work surfaces and upstands. Integrated appliances include a dishwasher, Neff microwave oven, additional oven, extractor fan and fridge freezer. A sink with integrated drainer is set into the worktop, while ample space is provided for family dining. Double doors open directly onto the garden, enhancing the sense of indoor-outdoor living. A cleverly designed **utility cupboard** houses the washing machine, solar battery system and water cylinder, while also offering further storage.

To the first floor, the **landing** leads to four well-proportioned double bedrooms and the family bathroom. The **family bathroom** is fitted with a contemporary three-piece suite including a bath with mains shower over, WC, and basin set within a vanity unit, along with a heated towel rail and additional storage.

The **principal bedroom**, positioned to the rear, enjoys delightful views and benefits from a stylish **en-suite shower room** featuring a large fully tiled shower, WC, basin set within a vanity unit, and heated towel rail.



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Externally, the property continues to impress. A driveway provides **ample parking for multiple vehicles** and leads to a **detached garage**, which houses the pellet boiler and additional storage.

The **gardens and grounds** are a true highlight, extending around the property and offering a wonderful variety of outdoor spaces. Landscaped areas include generous lawns, established flower beds, mature trees and shrubs, as well as raised beds ideal for those seeking a more self-sufficient lifestyle. Flagged patio areas provide perfect spots for outdoor dining and relaxation, including one adjacent to the kitchen and another set beside a charming pond.

Further land extends to the side and rear, benefiting from independent gated access and offering excellent potential to be incorporated into the existing garden, utilised for alternative purposes, or potentially developed as a building plot, subject to the necessary planning consents. Additional features include a wood store, greenhouse and shed.

It is also worth noting that planning permission was previously granted for a double garage with annex (now lapsed), highlighting the potential for further development, subject to obtaining the necessary consents.





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Armathwaite, Carlisle

This is a rare opportunity to acquire a truly special home in a highly regarded village setting - offering space, flexibility and a lifestyle to suit even the most discerning of buyers.

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.

### Directions

The property can be located by using What3Words - [///stoops.introduce.speedy](https://www.what3words.com////stoops.introduce.speedy).

- Tenure - Freehold
- Council Tax - E
- EPC Rating - E



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

14' 8" x 6' 3" (4.47m x 1.90m)

#### Living Room / Dining Area

12' 11" x 22' 6" (3.93m x 6.86m)

#### Sun Room

23' 9" x 7' 4" (7.24m x 2.24m)

#### Sitting Room

11' 3" x 12' 11" (3.43m x 3.94m)

#### Dining Kitchen

12' 4" x 19' 5" (3.75m x 5.93m)

#### Utility Cupboard

#### WC

### FIRST FLOOR

#### Landing

#### Family Bathroom

7' 10" x 5' 5" (2.39m x 1.65m)

#### Bedroom 2

13' 1" x 13' 1" (4.00m x 3.98m)

#### Bedroom 3

12' 11" x 12' 11" (3.94m x 3.94m)

#### Bedroom 4

8' 11" x 9' 5" (2.72m x 2.87m)

#### Ensuite (Bedroom 1)

8' 11" x 4' 10" (2.71m x 1.48m)

#### Bedroom 1

12' 2" x 17' 1" (3.72m x 5.21m)



## EXTERNAL

**Garage:** Housing the pellet boiler and pellet store. Additional storage.

## Gardens & Parking

### ADDITIONAL INFORMATION

#### Services

Mains electricity, water and drainage Swedish Pellet Boiler provides heating and hot water. This is located in the garage, along with the pellet store (3.5 tonne). Solar panels fitted - 12 panels and one battery. On a Feed In Tariff (FIT) from 2012 with approx. 9 years left. Approx. income of £1,200 per annum. 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.

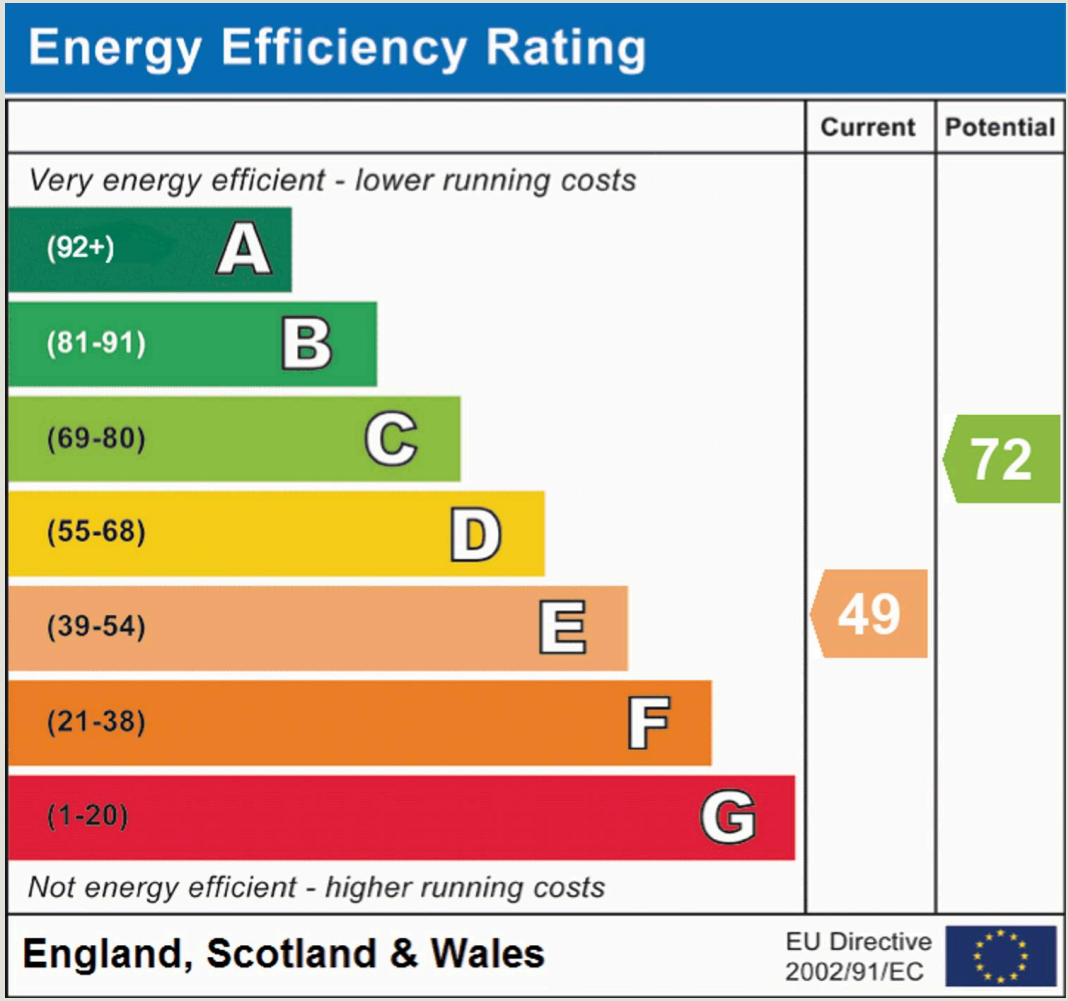
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral 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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.









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