



Applegarth , Irthington, CA6 4NN

Guide price £575,000



Applegarth

Irthington, CA6 4NN

- Beautifully presented property
- Principal Bedroom with dressing area and ensuite
- Immaculate designed bespoke kitchen
- Open countryside views
- Turn key condition
- Five spacious bedrooms
- Village location close to fantastic amenities and transport links
- Off road parking and garage
- 2 Reception rooms
- Viewing is essential to fully appreciate

Welcome to Applegarth, this impressive five bedroom home has been thoughtfully designed throughout. The property comprises of a spacious lounge, formal dining room, reception room, modern kitchen with centre island and Rangemaster cooker, convenient cloakroom with WC, welcoming porch, and an integral garage with utility area all on the ground floor. The first floor accommodation offers a luxurious principal bedroom complete with en-suite shower room and separate wardrobe/dressing room, four additional well-proportioned bedrooms, and a stunning family bathroom featuring both a walk-in shower and statement pebble bath. The exterior includes a front garden with pathway to entrance, driveway with parking for three vehicles, patio area, and delightful garden. This property represents a rare opportunity to own a home with unique character, practical luxury, and an enviable location.

Directions

When heading east on the A689 turn left towards Irthington just after the roundabout for Carlisle Airport. Once on this road continue into the village of Irthington, past the pub on your left hand side. Applegarth is found towards the end of the village on the left hand side.

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Front Entrance

Welcome through the front entrance into a well-proportioned hallway with stairs leading to the first floor, giving immediate access to both the living room and dining areas.

Lounge

This beautifully presented lounge creates a calm, peaceful atmosphere centred around a characterful multi-fuel stove. It features a delightful window seat with practical storage underneath.

Dining Room

An elegant entertaining space enhanced by its own multi-fuel stove and stunning log store with live edge seat. The room flows seamlessly into a brilliant snug area with clever under-seat storage.

Kitchen

The magnificent kitchen truly forms the heart of this home. Gorgeous in every detail with a centre island, curved Belfast sink, Rangemaster cooker, built-in larder, and integrated fridge and dishwasher. The carefully selected colour palette of the units is complemented by superb quartz worktops, adding to the high-end feel of this exquisite space.

Kitchen Snug

Found just off the Kitchen this inviting seating area has a fitted bench seat, perfect for socialising and relaxing.

Side Entrance

A handy porch to the side of the property provides the ideal space for muddy boots. From here, access the second staircase, integral garage, and kitchen.



First Floor (front)

The front staircase leads to three bedrooms—two large, pretty doubles and one smaller room currently utilised as a home office. The landing provides access to a stunning Jack and Jill bathroom.

Bathroom

This stunning Jack and Jill family bathroom features include a large tiled walk-in shower, pebble bath, heated towel rail, sink basin with storage, fully tiled walls and floor.

First Floor (side)

The back section of the first floor houses the fourth bedroom, a comfortable double currently used as a playroom and snug and the glamorous principal bedroom.

Principal Bedroom

This opulent and spacious double bedroom features dual windows overlooking the lovely garden and fields beyond and is further enhanced by a dedicated dressing room and fully fitted ensuite shower room with heated towel rail, w.c. and a modern vanity unit providing excellent storage, topped with a pebble sink.

Garage

The generous garage includes a practical utility area and houses the boiler.

Outside

The property features a front garden with a pathway to the entrance. The side entrance offers a driveway with parking for three cars, a lovely patio area, and a delightful garden laid to lawn overlooking the fields behind.

Location

Irthington is a rural village surrounded by beautiful countryside and stunning views, yet conveniently close to the market town of Brampton and the historic city of Carlisle with its abundance of amenities including train stations. Set just off the A698, the property enjoys easy access to junction 44 of the M6 motorway and the A69 to Newcastle. The village boasts a country pub known for delectable food and friendly atmosphere, plus a good primary school. Additional excellent schools are within a few miles, including Austin Friars Independent School. Walking opportunities are boundless, from local paths to the scenic Lake District.

Services

The property is serviced by mains electric, water and drainage and tanked gas. The property also benefits from ultra fast fibre broadband, ideal for home working.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.



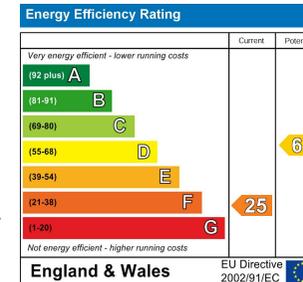
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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