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HILL**

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High Garth, Ruckcroft, Armathwaite, CA4 9QR



- **Spacious Detached Bungalow in an Elevated Location**
- **Peaceful Rural Hamlet in the Eden Valley Between Penrith and Carlisle**
- **Stunning Panoramic Views Across Open Countryside to the Lakeland Fells**
- **Living Room, Dining Kitchen, Utility Room + Sun Porch**
- **3 Bedrooms, Ensuite Shower Room + House Bathroom with Shower and Bath**
- **Generous Garden with Large Terrace, Off Road Parking and Double Garage**
- **Summer House Ideal for a Home Office or Studio**
- **uPVC Double Glazing, Oil Central Heating + Woodburning Stove**
- **Tenure - Freehold. Council Tax Band - E. EPC - D**

Price £485,000

In an elevated location on the edge of the peaceful rural hamlet of Ruckcroft, in the Eden Valley approximately 14 miles from both Penrith and Carlisle, High Garth is perfectly positioned to enjoy the spectacular panoramic views across the Eden Valley to the Lakeland fells.

The property has been lovingly updated and improved by the current owners, creating a stylish, light, comfortable and spacious home with accommodation comprising; Porch, Hallway, Living Room, Dining Kitchen, Laundry Room, Sun Porch, three Bedrooms, 1 with an En-Suite Shower Room and there is a House bathroom with a bath and a shower.

A standout feature of the generous garden is a large terrace on the south western side of the building, designed to take full advantage of the fabulous views and benefiting from direct sunlight throughout the day and into the evening. There is a further decked patio and a timber summerhouse, which could be used as a home office, a studio or just as a hideaway space to relax. There is also off road parking for four to five cars and a double garage with an automatic roller door.

High Garth also benefits from uPVC double glazing, oil fired central heating and a woodburning stove in the living room.

Location

From Penrith follow the A6 north to Plumpton. Turn right at Plumpton following the signs for Lazonby and then onto Kirkoswald. In Kirkoswald continue up the high street and at its head go straight on for Armathwaite. Drive for 2 miles and turn right, signposted to Ruckcroft. Drive up the hill into the hamlet, and High Garth is on the right hand side of the road, just over 100 m from the junction in the hamlet.

The what3words position is; weep.washroom.spill

Amenities Armathwaite

Armathwaite, approximately 2.7 miles, is a beautiful Eden Valley village with plenty of good access to the surrounding country side and along the River Eden. In the village there is an infant/primary school, a village shop with Sub Post Office, 2 public houses and a railway station on the Settle - Carlisle line. In the village of Kirkoswald, approximately 3 miles there is a village school for infant and primary years, a village shop with sub post office, a doctor's surgery, a village hall, a church and 2 public houses. In the neighbouring village of Lazonby, there is an infant and junior school, church, village hall, 2 public houses, a Co-Op store and Post Office as well as an open-air swimming pool in the summer months. There is also the benefit of a railway station in Lazonby, on the Settle Carlisle line, ideal for commuting to Carlisle and central Leeds.

In the village of Kirkoswald, Penrith is a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water and electricity are connected to the property. Drainage is to a septic tank shared with the neighbouring property. Heating is by fuel oil and there is a woodburning stove in the living room.

Tenure Freehold

The property is freehold and the council tax is band E.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door with side windows to the:

Porch 5'2 x 6'6 (1.57m x 1.98m)

The flooring is ceramic tiled, there is a single radiator and sliding oak doors open to a large coat cupboard with hanging and shelf space. A glazed oak door opens to the:

Hallway 8'1 max x 22'3 (2.46m max x 6.78m)

The flooring is solid oak and there are two single radiators, a telecoms point and a ceiling trap with drop-down ladder gives access to the roof space. There is a recessed broom cupboard and a mixture of oak panelled and oak glazed doors leading off.



Living Room 14'5 x 19'10 (4.39m x 6.05m)

A contemporary woodburning stove is set in a brick inglenook with stone hearth and oak mantle. There is a double radiator, a TV aerial point and a satellite lead.



uPVC double glazed patio doors with side windows open onto the front terrace and take full advantage of the stunning views across the Eden Valley to the Lakeland fells.



**Kitchen Dining Room 8'9 x 21'10 + 2'4 x 9'6
(2.67m x 6.65m + 0.71m x 2.90m)**

Fitted with a range of cream shaker style fronted units with a granite worksurface incorporating a composite under mounted sink with carved drainer and mixer tap. There is a range type cooker and space for a large fridge freezer. The units include pull out corner cupboards, a display cabinet and a small breakfast bar. The ceiling has recessed downlights, the floor is solid oak and there is a double radiator.



uPVC double glazed windows give a magnificent view across the Eden Valley to the fells of the Northern Lakes.

An oak panel door opens to the;



Laundry Room 10'10 x 4'5 (3.30m x 1.35m)

To one end of the room is a solid wood worktop with space and plumbing below for a washing machine and dishwasher and space above for a tumble dryer. There is a built-in shelf cupboard, the flooring is solid oak and there is a double radiator. A small corner cupboard houses the electric meter and MCB consumer unit. A uPVC double glazed window and door open to the;



Sun Porch 9'6 x 5' (2.90m x 1.52m)

Having uPVC double glazed windows to three sides which enjoy the super view to the front, stone flagged flooring and uPVC panelling to the ceiling. A door opens to the outside.



Bedroom One 15'1 x 11'5 + wardrobes (4.60m x 3.48m + wardrobes)

uPVC double glazed patio doors open to a terrace to the end of the bungalow which looks out onto the garden and a uPVC double glazed window faces to the rear. Large recessed wardrobes to one end of the room give hanging and shelf space. There is a wall point for a TV mounting and a double radiator.



Bedroom Two 11'1 x 8'1 (3.38m x 2.46m)

Having solid oak flooring, a single radiator, a uPVC double glazed window to the rear and a recessed wardrobe with hanging and drawer space.



Bedroom Three 10'10 x 11'11 (3.30m x 3.63m)

There is a large recessed wardrobe with hanging and shelf storage. The flooring is solid oak, there is a double radiator and a uPVC double glazed window faces to the rear. Double oak panel doors open to the:



En-Suite 5'1 x 3'7 (1.55m x 1.09m)

Fitted with a corner mounted toilet, a wash hand basin with cabinet below and a quadrant shower enclosure with a mains fed shower over. The walls are fully tiled, the flooring is laminate and there is an extractor fan, a heated towel rail and a uPVC double glazed window.



Bathroom 8'8 x 9'7 (2.64m x 2.92m)

Fitted with a contemporary toilet, a wash basin set in a cabinet with storage cupboards and a spa bath with centre mounted taps. There is a separate, low step shower enclosure with marine boards to two sides and a mains fed shower over. The walls are tiled, the flooring is laminate and the ceiling has recessed downlights. There is a large chrome heated towel rail, an extractor fan and a uPVC double glazed window.



Outside

A block paved driveway from the roadside allows off-road parking for four to five cars and access to the;



Garage 15'8 x 22'6 (4.78m x 6.86m)

Having an automatic up and over door lights and power points

Across the front boundary of High Garth there is a dry stone wall and a lawned garden area with a pergola adjoining the garage to house the oil tank and the oil fired boiler which provides a hot water and central heating.

Steps lead up from the parking area through an attractive shrub garden to a gravel terrace across the front of the bungalow which enjoys the superb views.

A gate opens to a large part decked terrace which extends above the garage and has metal railing fence around.



The terrace is perfect position to enjoy the superb panoramic views across the surrounding countryside, the Eden Valley to the magnificent Lakeland fells.



The decking opens to the main garden area which is laid to grass and there is a wooden garden shed and a;



Summer House 17'8 x 11'2 (5.38m x 3.40m)

A timber building with sliding patio doors and side windows to the front looking out across the garden to the surrounding countryside. To one corner is a built-in bar area and whilst there are lights and a double socket there is currently no mains wiring connection.



There is a further deck seating area to the gable end of high Garth which is accessed from bedroom one and across the rear is a path and narrow garden area to grass leading to the other gable where there is a further seating area by the side porch.



Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referral Fees

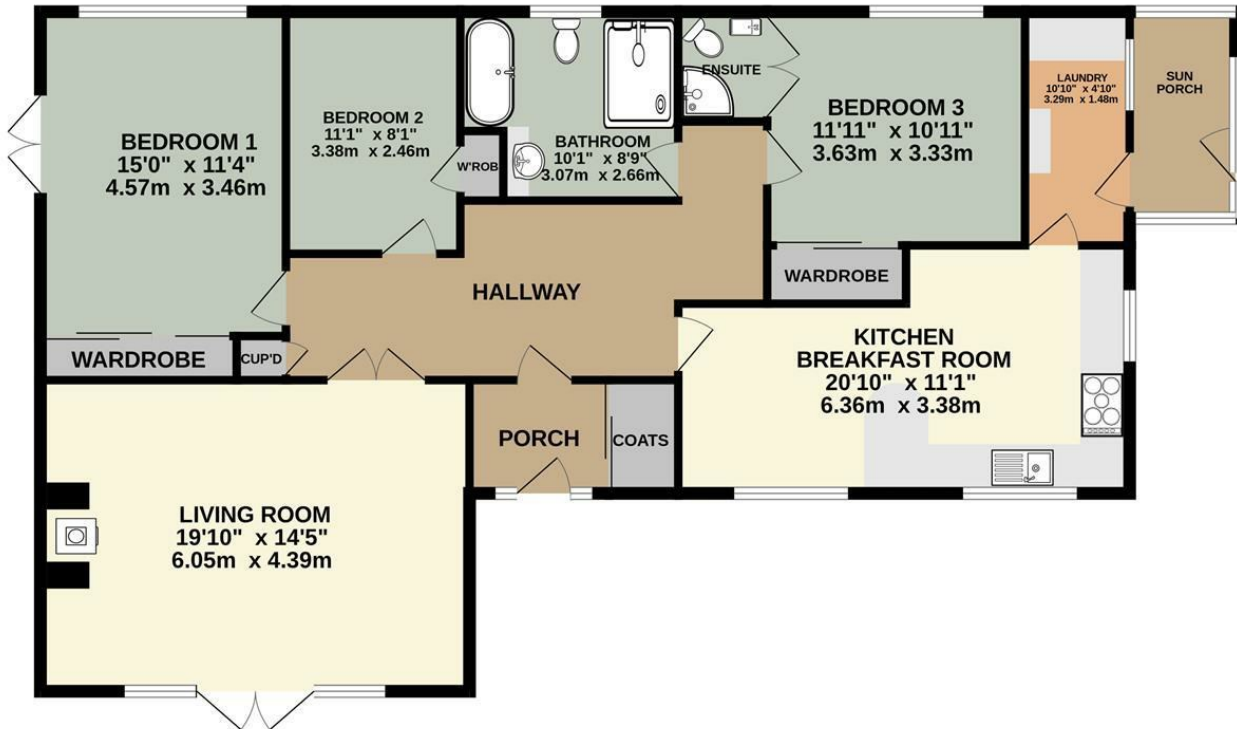
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

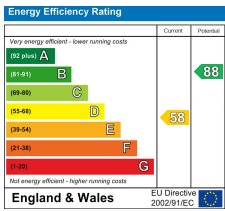
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
1344 sq.ft. (124.9 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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