



**Hayward
Tod**

7 bed Detached House | The Old Vicarage | Irthington | Carlisle | CA6 4NJ
Guide Price £965,000

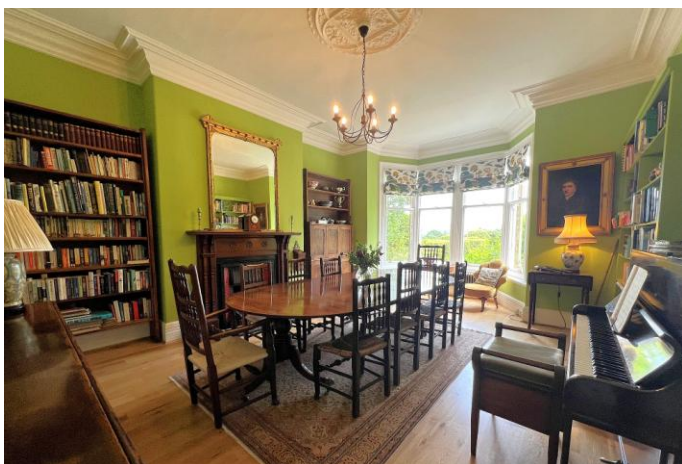




An exceptional early Edwardian detached family home, built circa 1902 and occupying substantial private grounds with its own tennis court. Enjoying a secluded setting with a picturesque rural outlook, the property combines the peace and privacy of country living with the convenience of village amenities. A highly regarded primary school and welcoming village pub are both within easy walking distance, making this a rare opportunity to acquire a distinguished period residence in a sought-after location.

ACCOMMODATION SUMMARY

Vestibule | Hall, stairs and corridor with external door | Cloakroom | Sitting room with bay | Dining room with bay | Study/home office | Living room | Fitted kitchen open into generous garden room | Utility | Rear lobby | Boot room | First floor landing | Main bedroom suite south facing corner aspect, walk in robe, bathroom | Front double bedroom two, three and four | Rear bedroom five with built in wardrobes | Shower room | Separate WC | Second floor attic rooms | Double bedroom six | Bedroom seven | Shower room | Outstanding private 1.55 acre grounds | Tennis court and pavilion | Rural aspect | Impressive range of outbuildings in excess of 2,200 Sq. ft including three garages, garden store, two workshops, stores and a gym | Log store | Plant room housing biomass boiler | PV panels | Mains drainage | Council tax band - | EPC rating - F | Freehold



APPROXIMATE MILEAGES

Village pub 3-minute walk, primary school 4-minute walk | Brampton 3 | Central Carlisle 8 | Hadrian's Wall UNESCO Site - Birdoswald Fort 10 | Solway Coast AONB - Bowness on Solway 20.3 | Lake District National Park - Caldbeck 20.7, Pooley Bridge Ullswater 29.7 | North Pennines AONB - Alston 23 | Newcastle International Airport 49.5

WHY IRTHINGTON?

Irthington is a most desirable village and benefits from an hourly bus service to Carlisle, a well-regarded primary school (Ofsted rated Good), parish church, popular pub (The Sally) and active community, with the parish village hall in nearby Newtown hosting a range of social and recreational activities throughout the year. The convenient location means easy access to the main road network cutting travelling time and in particular the A69 for Newcastle and the M6 at Junction 43 and the A689 for Carlisle and the M6 Junction 44 for Scotland and West Cumbria. Those wishing to socialise or in need of retail therapy will not be disappointed. The wide range of amenities and services available in Central Carlisle are just 15 minutes away. The station has direct services to London in around 3 hours 20 minutes and to Glasgow and Edinburgh in around 1 hour 20 minutes. Other direct services include the Lake District, Manchester and airport, Newcastle, Penrith and Birmingham. The region's areas of natural and historic interest, including Hadrian's Wall, the beautiful Eden Valley, Solway Coast and the Lake District are readily accessible. The Scottish borders are on the doorstep, and the North Pennines AONB is a pleasant scenic drive away. Importantly Newcastle International Airport is just over an hour by car.

THE PROPERTY

An elegant early Edwardian residence, rich in Victorian character and period charm, offering gracious and generously proportioned accommodation extending to over 4,000 Sq. ft across three floors.

Set back from the village road, the property enjoys a private approach that enhances its sense of seclusion and prestige. A sweeping driveway leads to the house and provides ample parking to both the front and rear, creating an impressive arrival and excellent practicality for family and guests. The living accommodation is extensive and versatile, comprising



four reception rooms to suit a variety of occasions, from formal entertaining to relaxed family living. Oak flooring features in a number of rooms, including the welcoming reception hall. The two principal reception rooms are enhanced by attractive bay windows and benefit from a bright south-easterly aspect, enjoying delightful views towards the surrounding fells. The sitting room is particularly inviting, featuring a fireplace with a wood-burning stove and an additional side window that further enhances the natural light and outlook. The family living room to the rear provides an ideal space for relaxation and entertainment, perfectly positioned adjacent to the kitchen and with access to the rear garden. Equally suited as a television or media room, it offers a comfortable and practical setting for everyday family life. The spacious garden room forms a superb extension of the kitchen, creating a light-filled and sociable space that is ideal for gathering with family and friends. Enjoying a pleasant outlook and seamless connection to the outdoors, it opens onto a private terrace, providing a delightful setting for al fresco dining and entertaining.

For those embracing home working, the dedicated study provides a generous and well-proportioned workspace. Conveniently positioned opposite a cloakroom/WC and beside a separate external entrance, allowing clients or visitors to be received and providing independent access without disturbing the rest of the household.

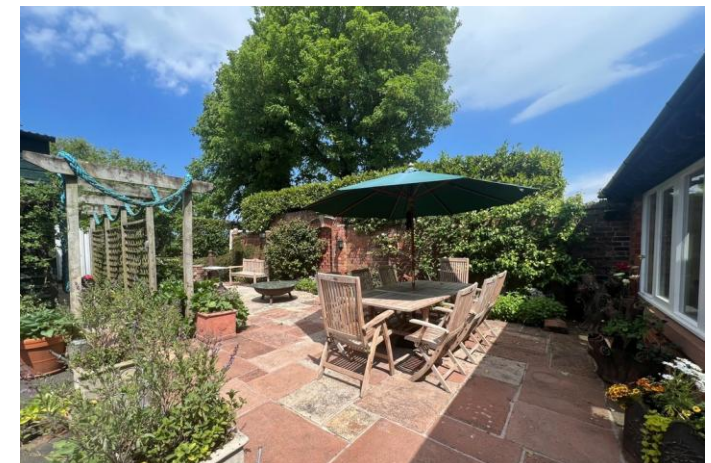
Located on the first floor are five bedrooms, a bathroom and shower room. There are views from every window. The main bedroom has a dual aspect, walk in robe and bathroom with separate shower. On the second floor there are two further bedrooms and a shower room.

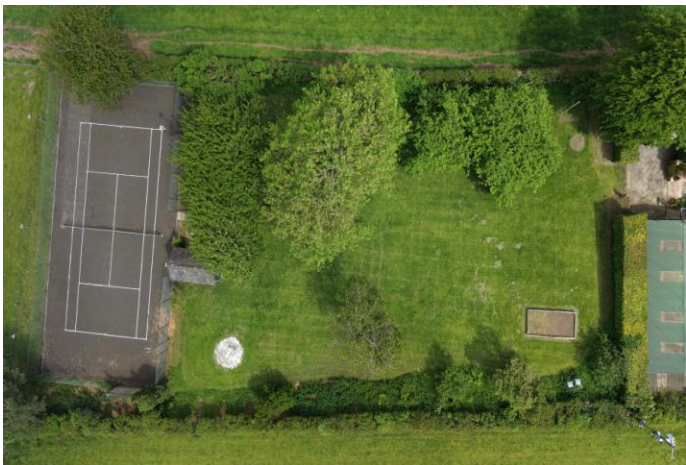
THE GROUNDS

Extending to approximately 1.55 acres, the mature gardens provide a wonderful sense of space and privacy. A

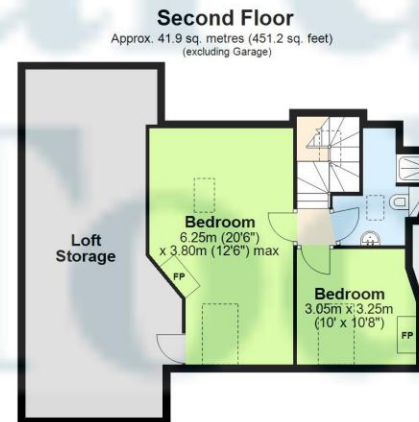
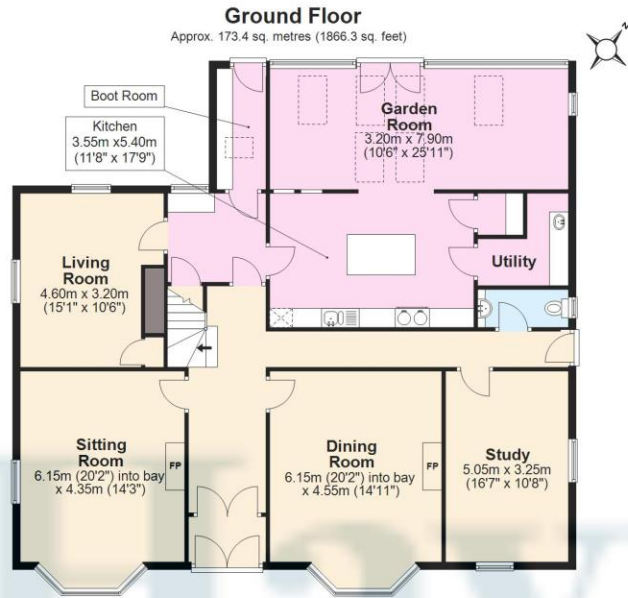
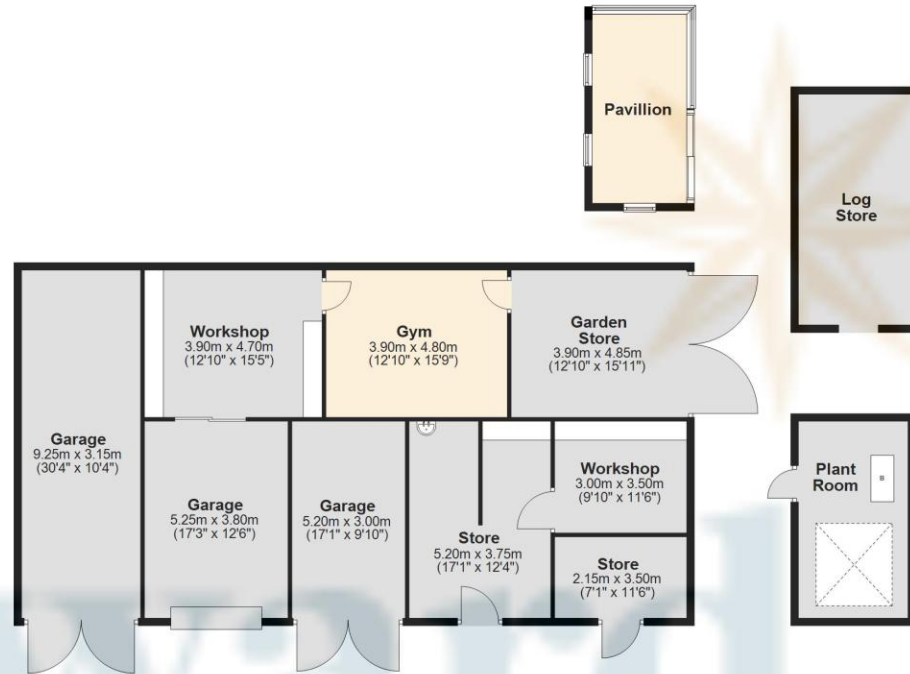


delightful walk from the rear terrace leads to the tennis court and an impressive pavilion, complemented by its own adjoining terrace. Equipped with both power and Wi-Fi connectivity, this versatile space is ideal for entertaining while enjoying the property's rural surroundings. As highlighted previously, the substantial principal outbuilding offers exceptional flexibility and is suitable for a wide variety of uses, subject to individual requirements.





Outbuildings
Approx. 209.7 sq. metres (2257.3 sq. feet)



Total area: approx. 569.4 sq. metres (6129.1 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.