



| Rickerby | Carlisle | CA3 9AA

Guide Price £615,000



**david britton**  
ESTATES

## Key features

- A charming period property
- Dating back to the 17th century
- Grade II listed tower within the walled courtyard
- Popular village location close to Carlisle
- Recently renovated to a luxurious standard
- Many original features and plenty of period charm.
- Entrance Hallway/Snug and cloakroom
- Ground floor double bedroom
- Lounge with feature fireplace
- Dining room

## Description

A charming, 'chocolate box' period home with its own Grade II Listed Tower is located in the heart of the popular village of Rickerby, sitting in a private position with beautiful gardens, stunning walled courtyard and a large barn/workshop to the rear.

Dating back to 17th Century, Home Farm has been recently renovated to a luxurious standard by the currently owner, it is beautifully presented throughout with a fabulous mix of modern and contemporary styling combined with many original features and plenty of period charm.

Internally, on the ground floor there is a light filled entrance hallway/snug, a bespoke kitchen with quality fitted cabinetry and large island unit, character filled lounge with feature fireplace and stove, dining room, cloakroom and a large double bedroom. On the first floor there are three double bedrooms with the master bedroom having an impressive wall of fitted wardrobes, a stylish family bathroom with free standing bath and a separate modern shower room. The internal finished inside this home are luxurious and to a high specification.

Externally, the property itself sits on a generous plot and is approached by a private, gated driveway leading down to the rear courtyard. To the front there is a large lawned gardens, bordered by established trees, shrubs and flower beds. To the rear, sitting around a walled courtyard, there is a large barn/outbuilding providing excellent storage. It could perhaps be converted into a holiday let, gym, studio/office space or simply as an extension of the main home. Subject to the relevant planning consents this home would make a wonderful lifestyle opportunity with the options to work from home or convert the barn. Attached to the barn is a wonderful Grade II Listed tower, making this an opportunity acquire a unique period home which oozes character.

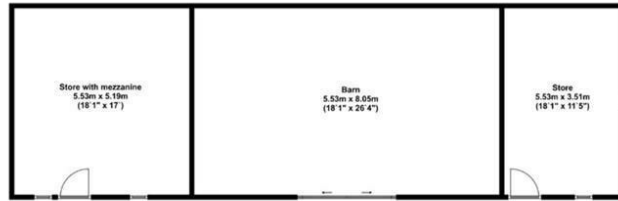
Located in the heart of the village of Rickerby, a rural conservation area of beautiful parkland just off Brampton Road, Carlisle with wonderful walks on

## Directions

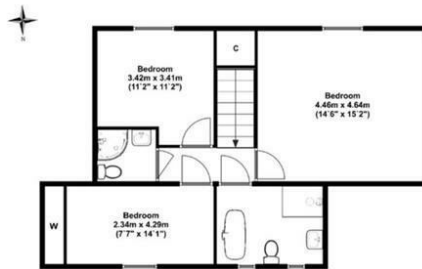




# Floor plans



Barn  
Approx 93.00 Sq meters (1000 Sq feet).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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