



Ruleholme | Irthington | Carlisle | CA6 4NQ

Guide Price £575,000



**david britton**  
ESTATES



## Key features

- Deceptively spacious detached 5 bedroom home
- Uninterrupted views across open countryside
- Recently renovated to a luxurious standard
- Flexible living accommodation
- Over 3500 sq.ft of living accommodation
- Annex/Multi-generational Living potential
- Immaculately presented throughout
- Sociable Living spaces
- Flexible options
- Ample parking and detached garage

## Description

WOW, this home is deceptively spacious with around 3500 sq.ft of accommodation and is a complete hidden gem! Recently renovated to a luxurious standard, this 4/5 bedroom home has a host of flexible options with incredibly private and peaceful yet sociable, internal and external spaces and high quality fixtures and fittings throughout.

Sitting within a small hamlet, at the end of a no through road half a mile from the A689, enjoying a generous private plot with wonderful views across the gardens to the open countryside, close to the market town of Brampton and the City of Carlisle.

Immaculately presented throughout, there is a stylish open plan kitchen/living/dining room, multiple reception rooms, including an impressive light filled lounge with sliding doors to the rear garden and a fantastic room on the first floor – ideal for use as an annexe, studio or a bedroom or for those looking for an income potential.

South House has an extremely private, tiered south-facing garden to the rear with ample parking, detached garage and sits in a peaceful courtyard location, surrounded by rolling hills and wonderful countryside walks, whilst also being within easy reach of excellent local amenities and having good access to the city of Carlisle, the A69 to the north east and the M6. The market town of Brampton and the historic city of Carlisle are conveniently close by, whilst Irthington itself has a charming village primary school and lovely country inn.

\*\* A viewing is highly recommended \*\*

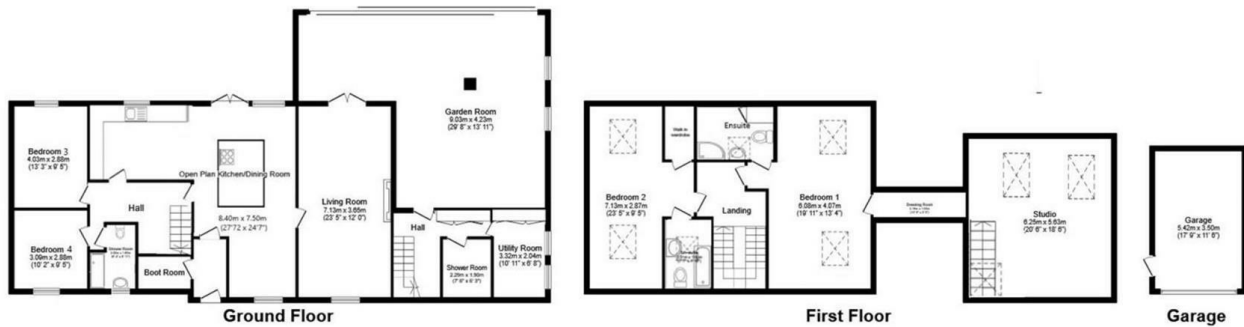
## Directions







# Floor plans



Total floor area 327.3 sq.m. (3,523 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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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