



| Carleton | Holmrook | CA19 1YX

Guide Price £775,000



david britton
ESTATES

Key features

- Stunning Period Home on the edge of popular village
- Over 4700sq ft of living accommodation
- Sitting in around 1.7acre plot
- Grade II Listed
- Uninterrupted countryside views
- Immaculately presented throughout
- Retaining original features and character
- Has previously been used as a B&B Guest House
- Ample parking, driveway and private gardens
- Close to Ravenglass, Gosforth and the Solway Coast

Description

This imposing 6+ bedroom Grade II Listed country house sits in 1.7 acres with flexible options for a Guest House, B&B or simply as a large family home. This stunning home offers over 4700 sqft of living accommodation and is located on the edge of Holmrook, close to Gosforth, Seascale, Wasdale & Eskdale valleys, with lots of local amenities, schools and uninterrupted countryside views.

Directions





Floor plans



Approximate Gross Internal Area
 Ground Floor = 211.2 sq m / 2273 sq ft
 First Floor = 188.2 sq m / 2026 sq ft
 Second Floor = 46.0 sq m / 495 sq ft
 Total = 445.4 sq m / 4794 sq ft

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



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