

# Allendale House

ARMATHWAITE | CARLISLE | CUMBRIA



**FINEST**  
PROPERTIES



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A truly exceptional period property with stunning  
interiors and sensational gardens

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M6 J42 Carlisle 6.7 miles | M6 J41 9.5 miles | Carlisle City Centre 10.2 miles  
Brampton 11.1 miles | Penrith 11.2 miles









## Accommodation in Brief

Entrance Vestibule | Hall | Drawing Room | Snug | Study | Kitchen/Dining Room/Living Room | Utility Room | Larder | Boot Room  
Cloakroom/WC | Four First Floor Double Bedrooms with En-suite Facilities | Second Floor Principal Bedroom Suite with Seating Space, Bathroom & Double Dressing Room | Two Cellar Rooms

Double Garage | Driveway & Parking | Landscaped Gardens  
Terrace with Outdoor Fireplace | Outdoor Seating Areas











## The Property

Allendale House is a beautiful and substantial stone-built Victorian property that has been extended and updated in stunning fashion to create an impressive home nestled in a picturesque Eden Valley village. The property was completely renovated from 2013–2014 including a new roof and new windows along with a full program of rewiring and replumbing and the luxurious addition of underfloor heating throughout most of the ground floor. The comprehensive installation of insulation brings comfort and efficiency. In addition to the crucial works to the fabric of the property, Allendale House has been refurbished and redecorated with absolute attention to detail. The gorgeous interior décor marries traditional elements that reflect the history of the building with high quality fixtures and fittings and a layout that will appeal to modern lifestyles. Elegant landscaped gardens surround fabulous outdoor seating and entertaining areas to spend time with family and friends, or to relax in peace and privacy.



An ornate portico shelters the front door, opening to the entrance vestibule and onwards to the hall with attractive Amtico flooring. There are three handsome reception rooms accessed from the hall. To the front elevation is the drawing room featuring a Chesneys limestone fire surround housing a cream enamel Gazco gas stove. Also to the front elevation is the study with marble fire surround and Clearview multi-fuel stove. The hall continues to the snug, which is generously proportioned to belie the name and boasts a large inglenook with local sandstone surround and another Clearview multi-fuel stove. The reception rooms showcase plaster corning and ceiling roses and are finished in relaxing, understated colour palettes.

Moving to the rear of the property reveals the sensational extension that forms the open plan kitchen, dining room and living room. This spectacular room is sure to be at the heart of family time and hospitality, with twin sets of bi-fold doors allowing the entertainment to flow out to the wonderful terrace and gardens. Exposed beams support a vaulted ceiling and extensive glazing brings swathes of natural light.



The kitchen is fitted with an abundance of cabinetry and high quality integrated appliances including a Siemens oven, steam oven, oven with microwave and warming drawer, a Bora hob, large fridge, separate wine fridge, dishwasher and Quooker instant boiling water tap. Beyond the kitchen there is lots of space for a large dining table and chairs, sweeping on to comfortable living area. Sitting centrally between the twin bi-fold doors is a Clearview multi-fuel stove.

The kitchen is served by an incredible utility room with additional storage and workspace, a Belfast sink and a gas hob with double oven. Adjoining the utility room is a large walk-in bespoke larder. The ground floor is completed by a useful boot room and a cloakroom/WC with Flamant oak and marble vanity unit.

There are four generous double bedrooms arranged across the first floor. All are finished to the exacting standards found throughout Allendale House, and with exquisite taste and flair. Every room benefits from en-suite facilities with underfloor heating; there are three en-suite bathrooms and one en-suite shower room. Stunning and thoughtfully selected fixtures and fittings add to the luxury boutique style.

The principal suite occupies the whole of the second floor to offer a breathtaking set up. The dual aspect bedroom makes a feature of the sloping ceiling with some exposed beams, and there is more than enough space for comfortable seating. The huge en-suite bathroom has a freestanding contemporary bath, separate Matki shower, twin marble wash hand basins set in an oak vanity unit, WC and heated towel rail. The magnificent principal suite is completed by an expansive double dressing room. Yet again, underfloor heating adds a touch of indulgent luxury.

Finally, Allendale House benefits from a cellar divided in to two rooms that house the biomass wood pellet boiler, pellet hopper, water tanks and a CCTV cabinet.





## Externally

The beautiful house is complemented to perfection by landscaped gardens and delightful outdoor space for al fresco dining and entertaining. Parking provision is excellent, with a driveway leading to a double garage. There are small well-kept courtyard gardens to the front, with the extensive main gardens privately tucked away to the rear.

The elegant gardens are a perfect match for the house, with every detail considered with great care and attention. Manicured lawns leads are dotted with beds and surrounded by borders with a host of vibrant plantings bringing colour and life to every corner. Outdoor seating areas are nestled around the gardens to catch the sun throughout the day and at all times of the year. From the top of the garden there are views over the River Eden. The rear of the property is wrapped by the amazing flagged terrace to spend time enjoying the outdoors in peace, or to dine and entertain in style. The outdoor fireplace brings warmth as the sun sets in the evening.







## Local Information

The pretty village of Armathwaite sits in the heart of the Eden Valley and offers day to day amenities including village shop, post office, country inns and the main Settle to Carlisle rail link. The village also has access to the regional centres of Carlisle, Penrith, the M6, the Lake District National Park and the Scottish Borders. The surrounding area offers excellent walks through fields and woods and along the River Eden. The regional capital of Carlisle is within easy reach and offers an excellent range of social, leisure and retail opportunities and an attractive pedestrian area, along with an impressive cathedral and castle.

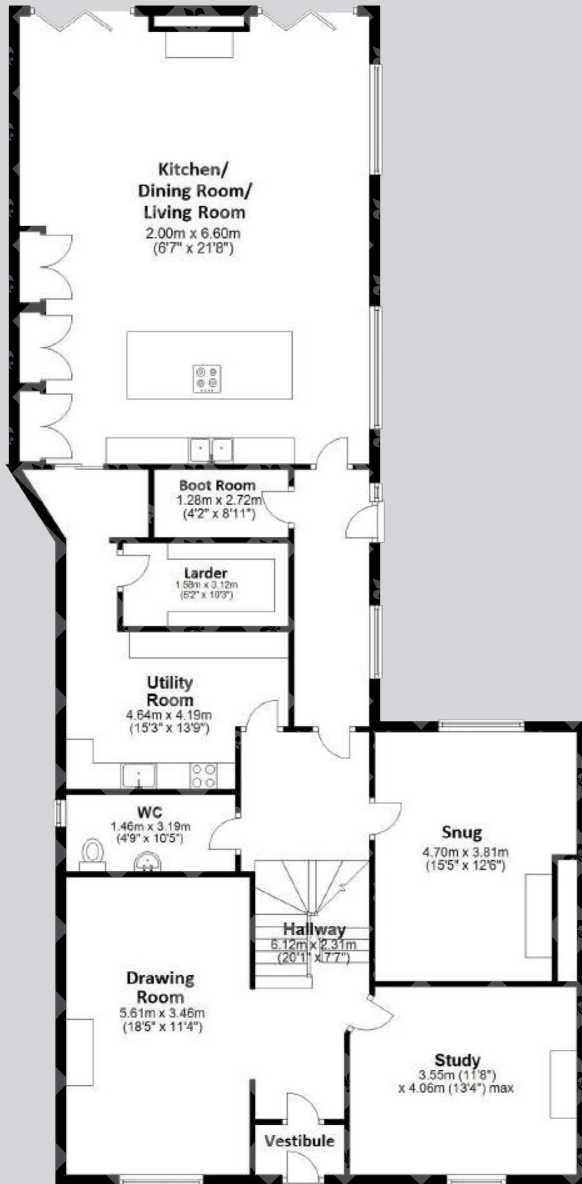
There is a primary school in the village and the property is in the catchment area for Caldew School in Dalston which offers schooling for all ages and Queen Elizabeth Grammar School in Penrith which offers schooling from 11-18 years.

For the commuter the A6 is nearby and the M6 is within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.





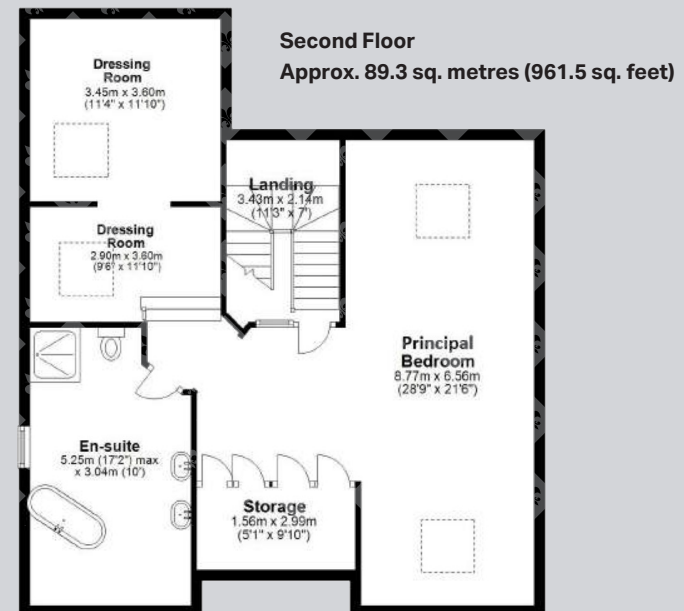
# Floor Plans



**Ground Floor**  
Approx. 165.6 sq. metres (1782.6 sq. feet)



**First Floor**  
Approx. 99.3 sq. metres (1068.8 sq. feet)



**Second Floor**  
Approx. 89.3 sq. metres (961.5 sq. feet)

Total area: approx. 354.2 sq. metres (3812.8 sq. feet)



## Directions

From the A6 take the road towards Armathwaite signposted for Armathwaite, Ainstable and Eden Valley Centre. After 1.8 miles, turn right at the T junction and follow this road for 0.7 miles into Armathwaite. Allendale House is on the right-hand side, shortly before The Dukes Head Inn.

Google Maps

what3words



///answers.survive.alternate

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, water and drainage. Biomass wood pellet boiler.  
Underfloor heating to ground floor (except study), radiators on first floor. LPG for hob.

**Postcode**

CA4 9PB

**Council Tax**

Band F

**EPC**

Rating D

**Tenure**

Freehold

## Viewings Strictly by Appointment

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