

# Town Head

CURTHWAITE | CARLISLE | CUMBRIA



**FINEST**  
PROPERTIES



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# A superb smallholding on the edge of a desirable village

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Thursby 0.8 miles | Wigton 4.9 miles | Dalston 3.7 miles | Carlisle City Centre 8.0 miles  
M6 J42 9.3 miles | Penrith 20.3 miles | Keswick 24.0 miles









## Accommodation in Brief

Kitchen Diner | Utility | Snug | Lounge | Office | Shower Room

Four Bedrooms | Bathroom

Gardens | Woodland | Paddocks | Barns – In all extending to 3.88 acres

Further 30 acres available via separate negotiation









## The Property

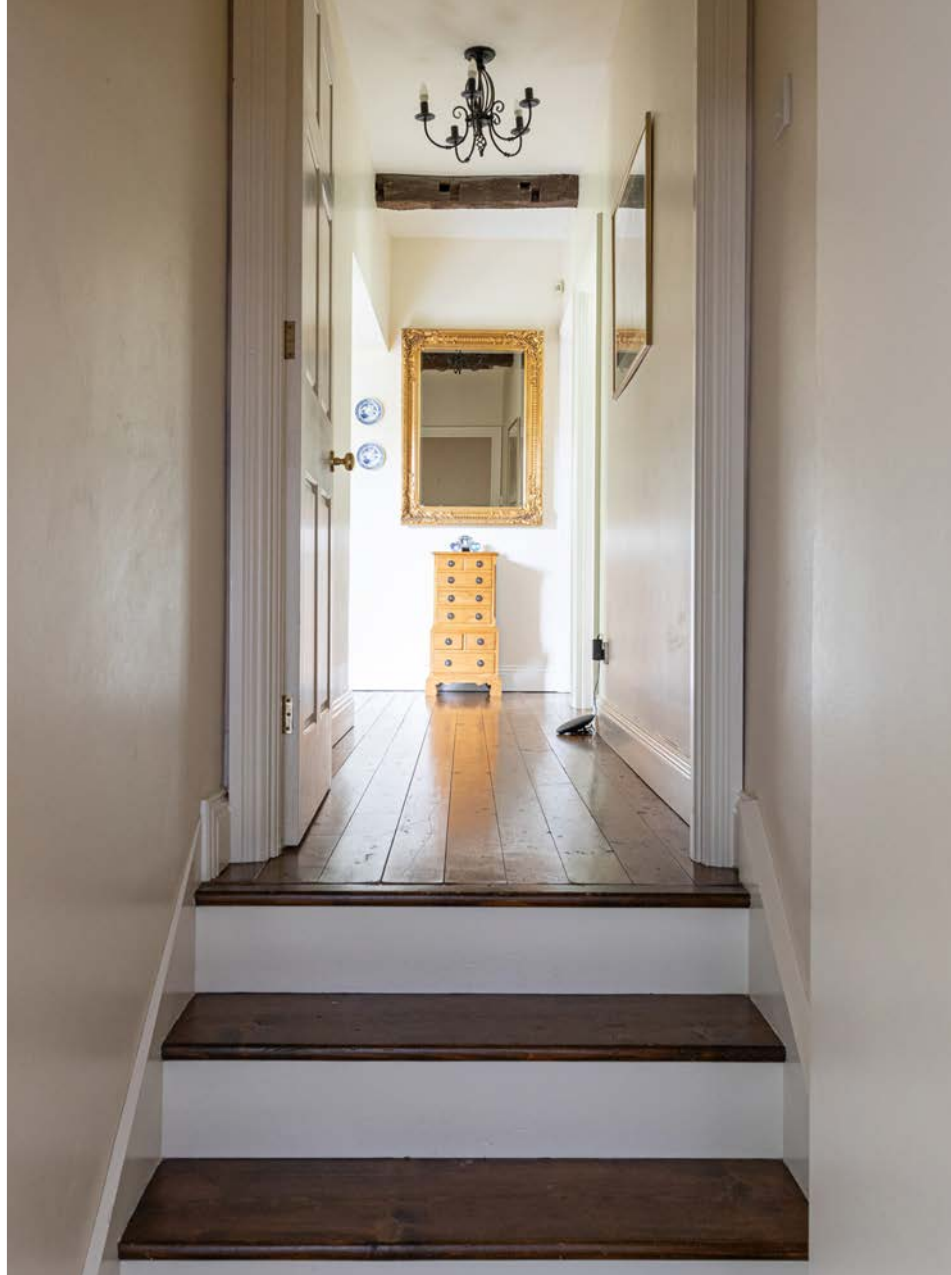
Town Head is a superb smallholding, comprising a traditional Cumbrian farmhouse, a range of stone barns, lovely gardens, woodland, and land, extending to approximately 3.88 acres. The property is situated in an idyllic position in open countryside, on the edge of a desirable village close to the Lake District National Park.

Internally, the property offers light and airy accommodation and is immaculately presented. On the ground floor is a high-quality bespoke farmhouse kitchen by renowned Thwaite Holme kitchens, featuring solid oak units, a gas-fired Aga, and integrated appliances. This spacious room also includes a breakfast area with a window seat and views in two directions. To the rear is a useful utility/boot room and an adjoining modern shower room, ideal for country living.

There are three reception rooms, offering flexibility, currently used as a spacious office but also ideal as a dining room, a snug with a gas fire, and a large sitting room with a gas-fired stove, a feature stone fireplace, and beautiful exposed beams. On the first floor are four double bedrooms, each enjoying views over open countryside, served by a well-presented family bathroom with a freestanding bath, WC, wash basin, and separate shower.











## Externally

Externally, Town Head is approached via a private country lane that leads to the tarmac driveway, providing parking for several cars. To the front and side of the house are enclosed gardens, laid to lawn and ideal places to enjoy the sun. There are also a range of traditional sandstone barns which provide excellent storage and could be suitable for a variety of uses, subject to the necessary planning consents.

There are two enclosed paddocks, both prime agricultural land, well-fenced, and with access to water. To the edge of the front paddock is a parcel of mature woodland which provides an excellent shelter belt.

### **AgentsNote**

There may be a further 30 acres available via separate negotiation.







## Local Information

The property occupies a peaceful location close to Curthwaite, a desirable village situated to the west of Carlisle with excellent access to local infrastructure and the Lake District National Park. The village has an active local community, and nearby Thursby boasts a thriving primary school, church, and pub. Nearby Wigton and Dalston offer an excellent range of everyday facilities including shops, bakeries, and butchers. There is a hospital in Wigton, while Dalston has two pubs, a range of shops including a supermarket, and a fish and chip shop. There is an excellent choice of secondary schooling in Dalston and Wigton, as well as both private and comprehensive schools within easy reach.

For the outdoor enthusiast, the surrounding area offers excellent walks and sporting opportunities, being close to the Lake District National Park and the Solway Coast. Carlisle is within easy reach and provides comprehensive social, leisure, and retail opportunities, an attractive pedestrian area, and an impressive cathedral and castle. There is a cycle path linking to Carlisle and the Cumbrian Way runs close by. Other regional centres such as Penrith, Keswick, and Cockermouth are also very accessible. Keswick offers a diverse range of shops and the magical Theatre by the Lake.

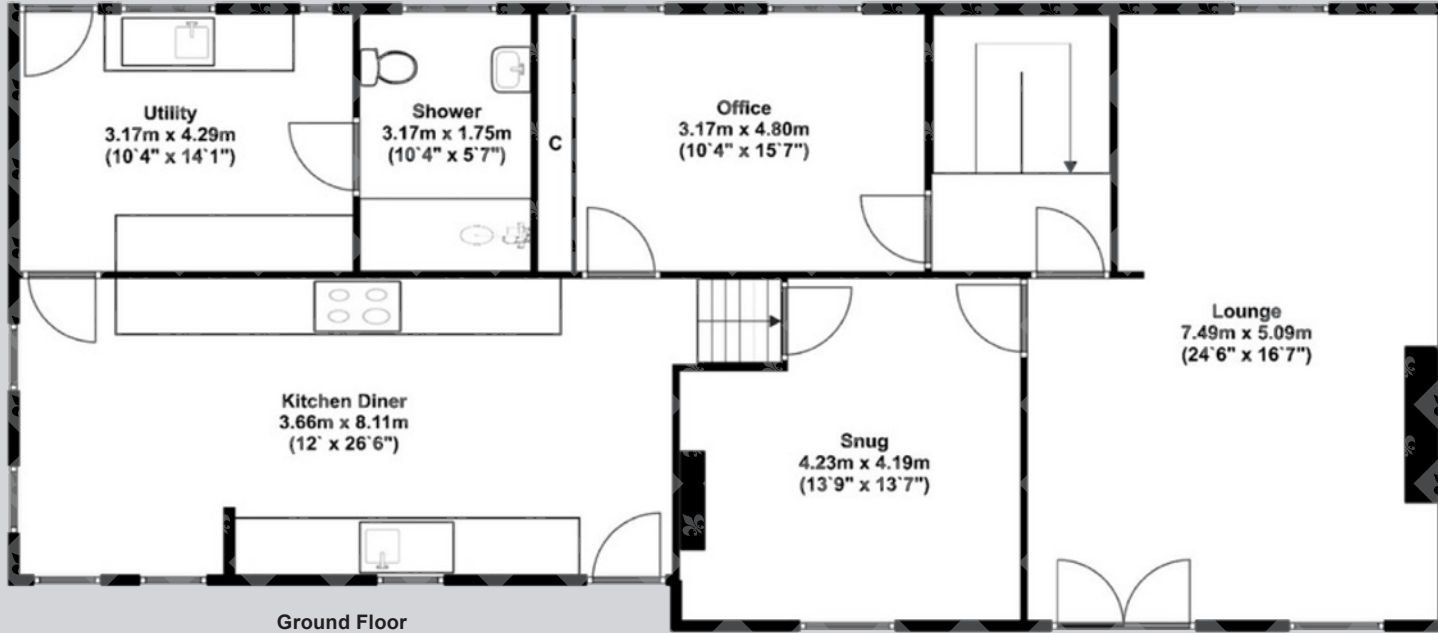
For the commuter, there are excellent road links for access to Carlisle, and the property is also within easy commuting distance of many regional centres. The M6 (junction 42) is within easy reach for onward travel north and south. There is a rail station at Dalston offering local services, while main line rail services are available at Carlisle which provides fast and frequent services to London in the south and Glasgow in the north, together with cross-country services to the east. There is also a bus route through the village which has regular services to Carlisle, Keswick, and West Cumbria.



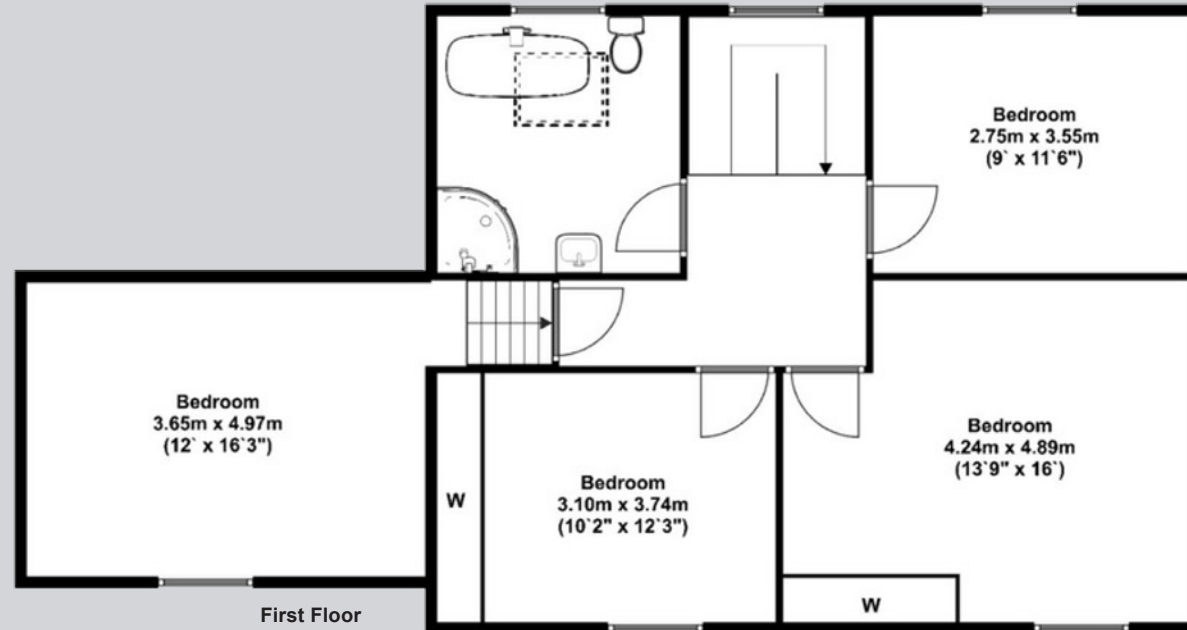




# Floor Plans



Ground Floor



First Floor

Total area: approx. 126.00 sq. metres (1356.00 sq. feet)



Google Maps

what3words



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## 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, gas and water. Private drainage.

Postcode

Council Tax

EPC

Tenure

CA7 8BG

Band E

Rating E

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk











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**Finest Properties**

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

**finestproperties.co.uk**

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