



The Old Vicarage, Stanwix, Carlisle, CA3 9DJ.

Guide Price £850,000

PFK

The Old Vicarage

Stanwix, Carlisle

Discreetly tucked behind a private, tree-lined driveway in one of Carlisle's most historically rich quarters lies The Old Vicarage, a handsome Grade II listed home of notable charm and national significance. With the silhouette of St. Michael's Church as its backdrop and the ancient Roman fort of Stanwix directly beneath its foundations, the home occupies land that is Grade I listed and forms part of the Hadrian's Wall Scheduled Monument.

Rarely does a property of this calibre become available, in fact, The Old Vicarage has remained in the same hands for over two decades. Its architecture exudes timeless Georgian elegance, while the setting offers seclusion, serenity, and heritage in equal measure.

Set within beautifully maintained private grounds, the residence offers four bedrooms, three bathrooms, a formal sitting room, traditional dining room and an additional library/sitting room leading into the exquisite orangery and ideal space to relax and enjoy views of the gardens.

Despite its peaceful location, this unique home lies within easy reach of Carlisle's city centre, the railway station and major motorway and arterial links offering the rare blend of privacy and practicality.





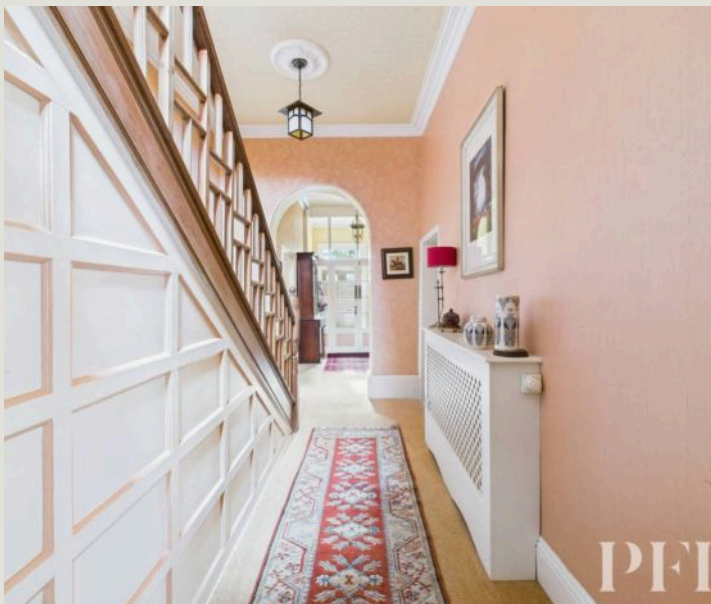
The Old Vicarage

Stanwix, Carlisle

Whether you are drawn by its architectural beauty, historic provenance, or its potential to set a new benchmark in the local property market. The Old Vicarage presents an exceptional opportunity seldom found on the market.

The Old Vicarage enjoys an enviable position just north of Carlisle city centre. Stanwix is one of Carlisle's most desirable residential areas, celebrated for its village atmosphere, attractive period homes and excellent local amenities including shops, cafes and highly regarded schools, while the historic heart of Carlisle with its cathedral and castle is only a short walk or drive away. For commuters, the property offers easy access to the M6 motorway and Carlisle Railway Station, providing direct connections to Glasgow, Newcastle, and London. The stunning landscapes of the Lake District National Park and the Solway Coast Area of Outstanding Natural Beauty are also within easy reach.

- **Tenure: Freehold**
- **Council Tax Band: F**
- **EPC rating D**



ACCOMMODATION

Ground Floor

Entrance Portico

7' 9" x 5' 2" (2.36m x 1.58m)

Reception Hall

7' 10" x 10' 0" (2.38m x 3.06m)

Formal Sitting Room

27' 4" x 15' 5" (8.33m x 4.71m)

Formal Dining Room

20' 1" x 15' 7" (6.11m x 4.75m)

Secondary Hall

8' 4" x 17' 4" (2.54m x 5.29m)

Library/Sitting Room

14' 4" x 12' 7" (4.37m x 3.84m)

Orangery

8' 8" x 30' 9" (2.65m x 9.38m)

Shower Room

8' 2" x 3' 8" (2.48m x 1.11m)

Utility Room

7' 0" x 6' 2" (2.13m x 1.89m)

Kitchen

18' 0" x 8' 7" (5.49m x 2.62m)

Pantry

3' 3" x 8' 9" (0.99m x 2.66m)

First Floor

Half Landing

Inner Landing

Bedroom 2

17' 7" x 12' 8" (5.36m x 3.85m)





First Floor Continued

Shower Room

8' 0" x 3' 9" (2.45m x 1.15m)

Bathroom

9' 10" x 8' 6" (3.00m x 2.58m)

Landing

Principal Bedroom

27' 1" x 15' 6" (8.26m x 4.72m)

Bedroom 3

16' 10" x 15' 6" (5.14m x 4.72m)

Bedroom 4

11' 11" x 11' 11" (3.62m x 3.64m)

Gardens

Privately positioned and rarely seen from the road, the property is approached via a secluded driveway bordered by mature trees. The gardens are thoughtfully landscaped and provide ample space for relaxation and outdoor enjoyment, with the neighbouring church adding a dramatic and peaceful backdrop.

Driveway

Providing parking for numerous vehicles and also leading to a **Triple Garage**.

Directions

The Old Vicarage can be located using the postcode CA3 9DJ. Alternatively by using What3Words: [///orbit.calms.horn](https://www.what3words.com/orbit.calms.horn)







Floor 0

Approximate total area⁽¹⁾

3576 ft²

332.3 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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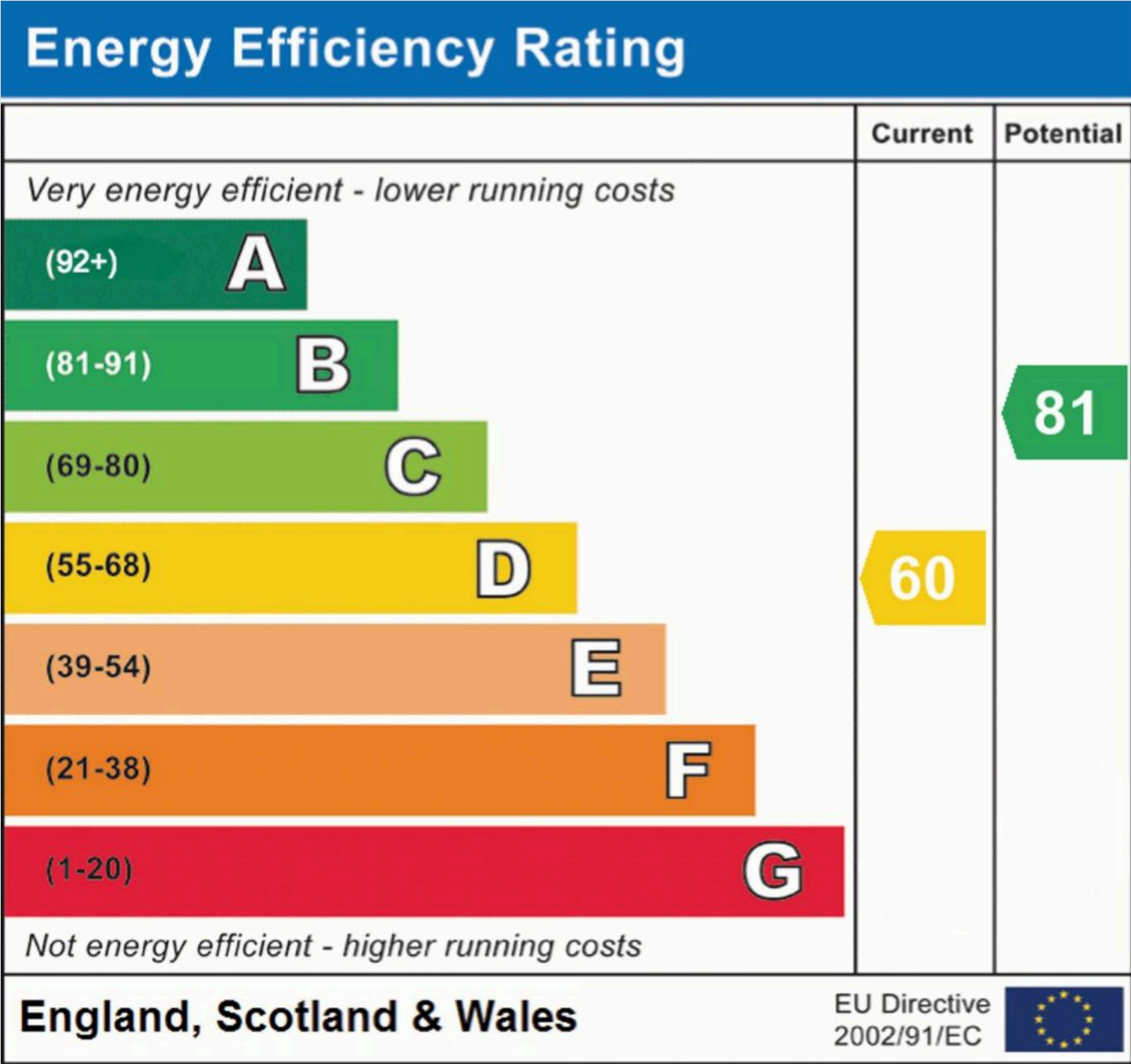
ADDITIONAL INFORMATION

Services

Mains electricity, gas, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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