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Irthington | Carlisle | Cumbria

Rye Croft



“A beautifully refurbished bungalow with annexe, extensive outbuildings and over 7 acres”

The Property

Enjoying panoramic views across the surrounding countryside towards the Pennines and, on a clear day, the distant Lakeland fells, Rye Croft sits within approximately seven acres of gardens, paddocks and woodland. Beautifully refurbished by the current owners, the property combines stylish contemporary interiors with versatile ancillary accommodation, creating an outstanding opportunity for those seeking a rural lifestyle with space, flexibility and future potential.

Solid timber entrance gates open onto a sweeping driveway, bordered by mature hedging and established trees that create an attractive and well-screened approach. The driveway culminates in a generous parking area before the welcoming covered entrance, setting the tone for the accommodation beyond.

Designed entirely on one level, the accommodation offers a practical and well-balanced layout, with generous, light-filled living spaces arranged to make the most of the surrounding views. Large glazed openings create a strong connection with the gardens, while the flowing arrangement of the principal rooms provides an ideal setting for both everyday living and entertaining.

At the heart of the property is a spacious open plan kitchen, dining and living room. Designed for family life and entertaining, the kitchen is fitted with a comprehensive range of contemporary cabinetry, generous work surfaces, integrated appliances and a central breakfast peninsula. A striking double-sided wood-burning stove forms a natural focal point, bringing warmth and character



to both the dining and living areas. Sliding glazed doors frame the exceptional countryside views and open directly onto the terrace, filling the room with natural light and strengthening its connection with the gardens beyond.

The principal bedroom is a generous and peaceful retreat overlooking the surrounding countryside, complemented by fitted wardrobes and an en suite shower room. Three further bedrooms provide excellent flexibility for family life, guests or home working, one of which is currently arranged as a home office, while another benefits from a useful walk-in wardrobe. They are served by a beautifully appointed family bathroom featuring a freestanding bath, separate walk-in shower and contemporary natural stone tiling.

Providing valuable ancillary accommodation, the attached annexe is finished to an equally high standard and comprises a light-filled open plan living area with a fitted kitchenette and glazed doors opening onto its own terrace, together with a double bedroom and contemporary shower room. Offering level, single-storey accommodation throughout, it is ideally suited to extended family, dependent relatives, visiting guests or multi-generational living, while providing a comfortable degree of independence.

The property also benefits from planning permission for substantial extension and remodelling works. Presenting purchasers with an exciting opportunity to create an even larger family property should additional accommodation be required.



Agents Note

Planning permission has been granted to substantially enlarge the principal dwelling, creating additional ground floor accommodation together with a first floor (Planning Reference: 23/0598, granted 26 October 2023). Planning permission has also been granted for the construction of a replacement boarding kennels building (Planning Reference: 22/0044, granted 15 March 2022).

The current owners further advise that agreement in principle has been obtained for the conversion of two existing kennel buildings into bungalow-style dwellings, presenting an opportunity for further development should purchasers wish, subject to the necessary planning permissions and statutory consents.

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.

Postcode Council Tax EPC Tenure

CA6 4NE

Band C

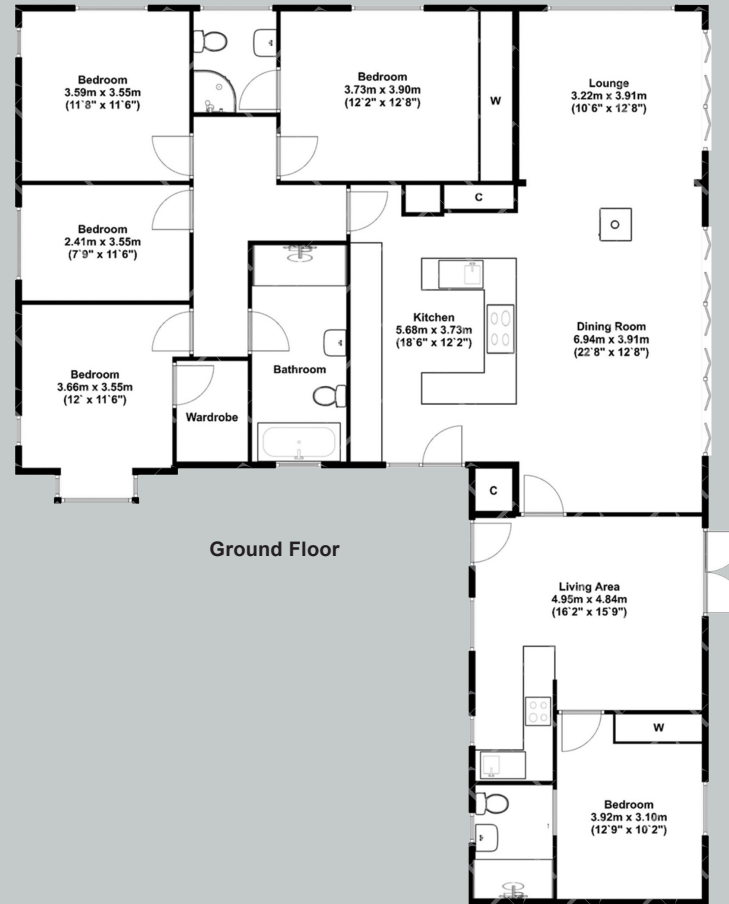
Rating E

Freehold

Services

Mains electricity | Mains water | Oil fired central heating | Electric underfloor heating | Electric radiators | Double glazing | Wood-burning stove | Rainwater harvesting system | Private drainage via septic tanks

Floor Plans



Ground Floor

Total area: approx. 181 sq. metres (1948 sq. feet)

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Viewings Strictly by Appointment



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