



# Garner House | Ivegill





## GARNER HOUSE

Welcome home to Garner House, an outstanding five-bedroom detached home nestled in the heart of the Eden Valley, in the peaceful and picturesque village of Ivegill. With its leafy lanes, rolling farmland and the gentle murmur of the nearby beck, Ivegill offers the kind of rural tranquillity that feels worlds away from the bustle of daily life, yet remains conveniently placed for Carlisle, Penrith and the M6.

Set within beautifully maintained grounds, Garner House is a remarkable home that has been lovingly and thoroughly renovated by the current owners to a superb standard. The result is a refined and welcoming residence that harmoniously balances rural charm with contemporary style.









Take a closer look...

Property Type:

*Detached*

Square Footage:

*2874<sub>sqft</sub>*

Council Tax Band

*F*

EPC Rating

*D*

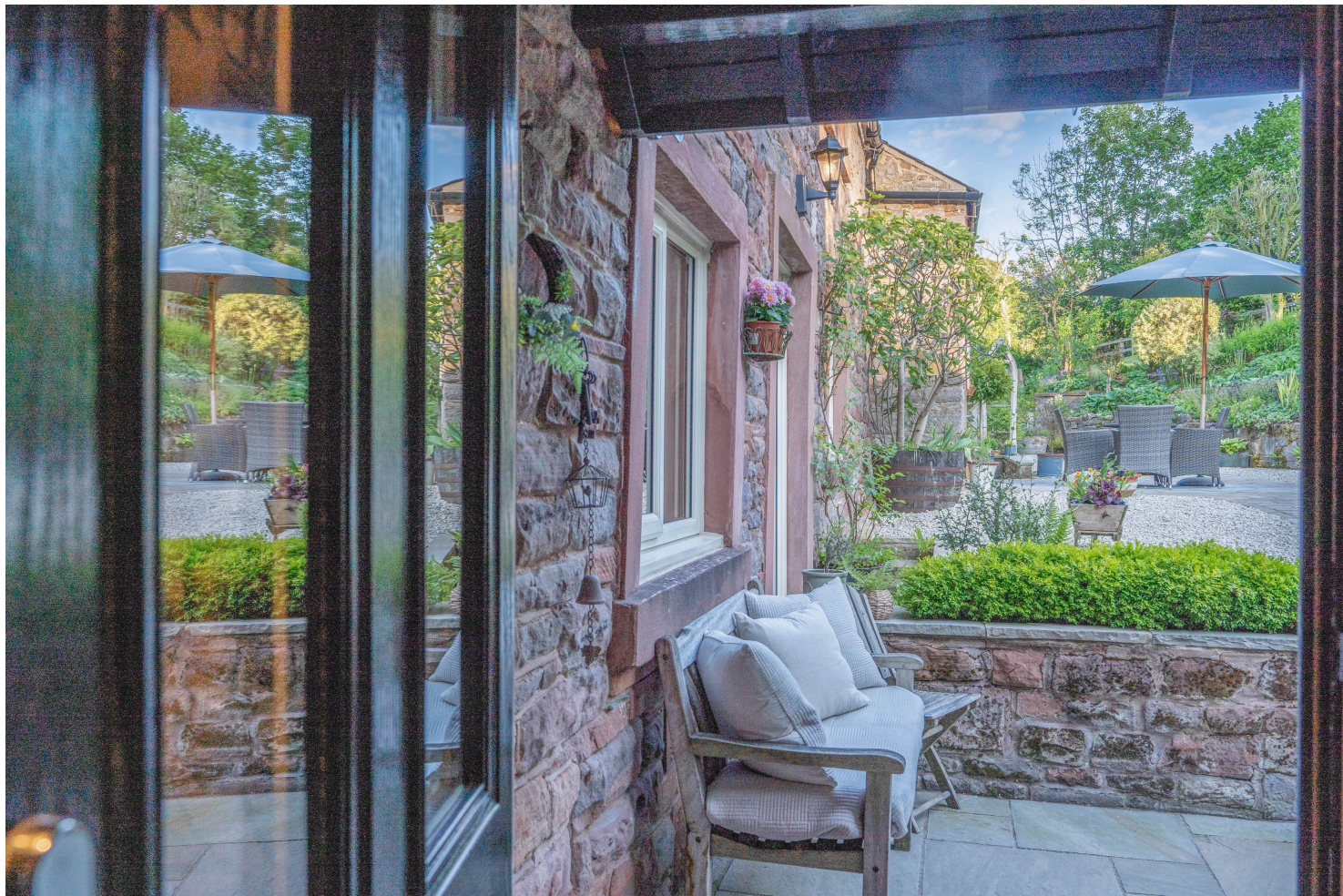
Tenure

*Freehold*











Sleep<sup>000</sup>

Soothe<sup>000</sup>

Sanctuary<sup>000</sup>







*Cook* 000

*Create* 000

*Connect* 000









Relax<sup>000</sup>  
Recharge<sup>000</sup>  
Reconnect<sup>000</sup>















# Why Ivegill?

WHAT MAKES IVEGILL SPECIAL IS ITS COMBINATION OF NATURAL BEAUTY, COMMUNITY FEEL, AND ACCESSIBLE LOCATION. THE LANDSCAPE HERE IS DEFINED BY GREEN FIELDS, QUIET COUNTRY LANES, AND BIG SKIES; IDEAL FOR THOSE WHO LONG FOR SPACE, FRESH AIR AND A SLOWER PACE OF LIFE. IT'S A PLACE WHERE YOU CAN STILL HEAR BIRDSONG, SEE THE STARS, AND ENJOY THE RHYTHM OF THE SEASONS.

FOR FAMILIES, THE VILLAGE BENEFITS FROM HAVING ITS OWN WELL-REGARDED PRIMARY SCHOOL, IVEGILL CE PRIMARY; WHICH IS AT THE HEART OF THE COMMUNITY AND HAS A STRONG LOCAL REPUTATION. THERE'S ALSO A SMALL CHURCH, AND A STRONG SENSE OF NEIGHBOURLINESS WHICH IS HARD TO FIND ELSEWHERE.

DESPITE ITS RURAL FEEL, IVEGILL IS WELL CONNECTED. THE M6 AT SOUTHWATE IS JUST A SHORT DRIVE AWAY, GIVING QUICK ACCESS TO PENRITH, CARLISLE, AND FURTHER AFIELD. THE LAKE DISTRICT NATIONAL PARK IS ALSO WITHIN EASY REACH, MAKING WEEKEND ADVENTURES TO ULLSWATER, KESWICK OR THE NORTHERN FELS ENTIRELY EFFORTLESS. PEOPLE CHOOSE IVEGILL FOR ITS PEACEFUL ENVIRONMENT, GENEROUS HOMES AND GARDENS, AND FOR THE RARE CHANCE TO ENJOY A RURAL LIFESTYLE WITHOUT SACRIFICING ACCESS TO WORK, SCHOOLS, OR TRANSPORT LINKS. IT'S IDEAL FOR FAMILIES LOOKING FOR SPACE TO GROW, FOR COUPLES WANTING A COUNTRY RETREAT, OR FOR THOSE SEEKING A FOREVER HOME IN A BEAUTIFUL PART OF CUMBRIA.

WHETHER YOU'RE WATCHING THE SUN SET OVER THE FELS, ENJOYING LOCAL WALKS WITH THE DOG, OR SIMPLY SOAKING UP THE SERENITY FROM YOUR GARDEN, LIFE IN IVEGILL IS ALL ABOUT RECONNECTING; WITH NATURE, COMMUNITY, AND A MORE GROUNDED WAY OF LIFE.



# YOUR GUIDE TO LOCAL AMENITIES

## A Delicious Meal?

The Dog And Gun is a Michelin Star restaurant and is only 5 miles away.

## The Closest Shops

M&S Foodhall is just 2 miles away, perfect for daily essentials or those delicious picky bits!

## The Closest School?

Ivegill Primary School is a short walk through the village

## A Refreshing Pint?

The Crown Inn is a short 1.5 miles away and you are guaranteed a great pint and a warm welcome

## Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not!





## Total Floor Area: 2874 sq.ft (267 sq.m) approx.

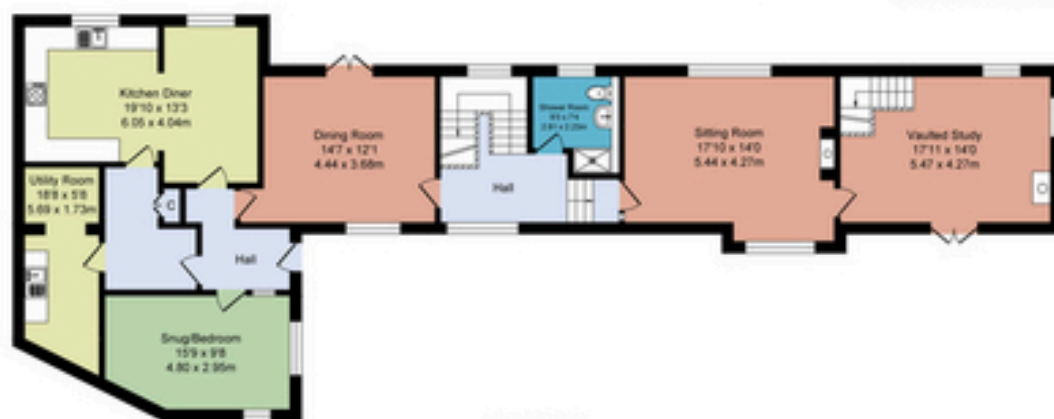
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



  
NICHOLSON & WOOLF

### Garner House, Ivegill, Carlisle Total Approx. Floor Area 2874 Sq.ft. (267.0 Sq.M.)

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Ground Floor  
Approx. Floor  
Area 1451 Sq.Ft  
(134.8 Sq.M.)



First Floor  
Approx. Floor  
Area 1423 Sq.Ft  
(132.2 Sq.M.)

Contact our amazing team to arrange any viewings or market appraisals  
Available 7 days a week and outside of business hours  
**Contact directly on 01768 204563 or 07951 748560**