

THE MODERN HOUSE



Carlisle, Cumbria
Sold

Penton

Occupying a peaceful and quiet location in rural Cumbria, this exceptional five-bedroom home has been the subject of an extensive renovation and extension in recent years to create a series of dynamic internal living spaces extending over 6,000 sq ft. The home unfolds across three storeys, with superlative views across the Scottish mountains and the five acres of surrounding land. The expansive private gardens are surrounded by open fields and woodland, while the Scottish Borders and North Lakes are easily reachable by car in around 45 minutes.

The Tour

Set back from the road by a sweeping private driveway, the house occupies an elevated position and is surrounded by an acre of formal gardens and many tall specimen trees. The driveway and integral double garage provide a generous provision of off-street parking.

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A warm and welcoming family home for several decades, the home has grown organically over the years, with the final extension completed in 2004. The main entrance is positioned at the front of the house, leading through to a glass-fronted lobby with slate running underfoot, a useful boot and utility room, a WC and direct access to the integral garage.

The primary living spaces have been cleverly conceived to optimise the wonderful views from all angles, with an open-plan living and dining room spanning the first floor, with walls of glass on all sides and great flexibility of layout. Adjacent to the dining room is a large Poggenpohl kitchen, with Miele appliances neatly built into bespoke cabinetry. There is also a guest suite on this level and a snug or secondary living space positioned opposite. This floor of the house offers superlative views across the treetops, open countryside and, on a clear day, the Scottish mountain ranges; the moon rise and sunsets are particularly spectacular.

A creative studio is interlinked; this is a beautifully bright room with a striking wall of timber-framed glazing following the pitched, timber-clad roofline. The glazing frames verdant views across the garden and invites in an excellent quality of natural light.

The five double bedrooms all have wonderful views across the woodlands and fields surrounding the house. There are four en suite bathrooms, plus a larger bathroom with a bathtub. A secondary spiral staircase on the easterly wing of the house leads directly to a family room, a more intimate space with an open fireplace. A 16-metre-long indoor swimming pool and fitness room are also located on this level. Heating is oil-fired with hot water solar panels; there are also electric panels which provide a return of £1,500 annually.

Outdoor Space

There are many beautiful positions around the grounds to enjoy a morning coffee or an evening meal alfresco. A walled courtyard provides a sunny shelter from any winds and invites southerly light throughout the day. The extensive gardens have been beautifully landscaped, with a mindful approach to native plants and trees that work sensitively within with the surrounding landscape.

A natural stream flows on the southerly side of the house, where there are two small bridges and banks of leafy ferns and moss. The undulating lawns are interspersed with herbaceous beds, rhododendron shrubs, juniper trees and tall silver birch trees, providing welcome shade in the summer months.

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The Area

Daily amenities, including a supermarket, are easily reached at nearby Longtown, with a broader selection of shopping, cafes and restaurants in Carlisle, approximately 17 miles to the south. The Hidden River Cafe near Longtown is especially popular amongst residents, alongside the Michelin-starred fine dining at Pentonbridge Inn. The house has access via the motorway to the extensive hiking and cycling routes around the Scottish Borders and the North Lakes.

Penton is ideally situated for easy access to the motorway network, with the M6 only 12 miles away. Newcastle Airport is a scenic one-and-a-half-hour drive across Hadrian's Wall. Carlisle station runs direct rail connections to the north and south.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.