



A beautiful 4 bedroom property in a peaceful location  
with charming history and features

Forest Lodge, Walton, CA8 2BA

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## Property Details

Forest Lodge, Walton, CA8 2BA

Guide Price - £385,000

A beautiful renovated former shooting lodge with fantastic views and a private coppice.

The property sits in just over 0.3 acres of gardens and woodland with a traditional stone build coal shed and wooden outbuilding.

## Selling Agent

C&D Rural, Lakeside, Townfoot, Longtown,  
Carlisle, CA6 5LY











## KEY FEATURES

- 4 Bedroom property
- Recently renovated
- Large Family kitchen / Dining room
- Tastefully decorated throughout
- Fabulous Views of the surrounding landscape
- Large garden with private driveway
- Private coppice included
- Wooden outbuilding and original coal shed





Forest lodge was completely renovated in 2013 with new wiring and heating system. Double glazing features throughout the property.

The large entrance hall gives access to the downstairs bathroom and a large under stairs storage area for coats and boots.

A warm, cosy, open plan kitchen, dining, living space is the hub of this home. You have views and direct access into the garden. The kitchen benefits from solid wood flooring, iroko wood worktops, Shaker style wooden cabinetry and integrated 6 hob range master cooker.

Stepping through into the living room you are greeted by a log burning stove in a traditional fireplace surrounded by stonework. Towards the back of the living room is a reading corner, previously a gun room, that was extended into when the property was renovated.





A large well lit staircase leads upstairs. The property has 4 bedrooms, all nicely styled with period features and fantastic views.

3 of the bedrooms feature traditional wooden floor boards with the 4th being carpeted. Original fireplaces have been sympathetically restored to give charm in the bedrooms at each end of the property.

A large family bathroom with sloped ceilings and exposed beams is also located from the main landing.





Externally the property benefits from a large garden surrounding the property. The main lawn is easily accessed from the kitchen and offers beautiful views across the fields towards the fells.

The small woodland area across the road from the property gives the opportunity for a separate seating area or a perfect place for children to explore.











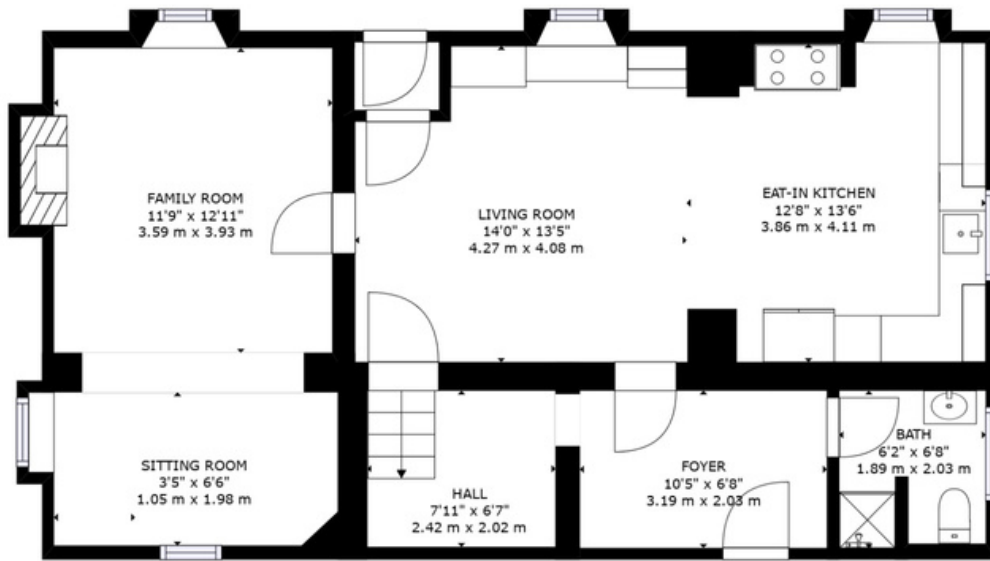




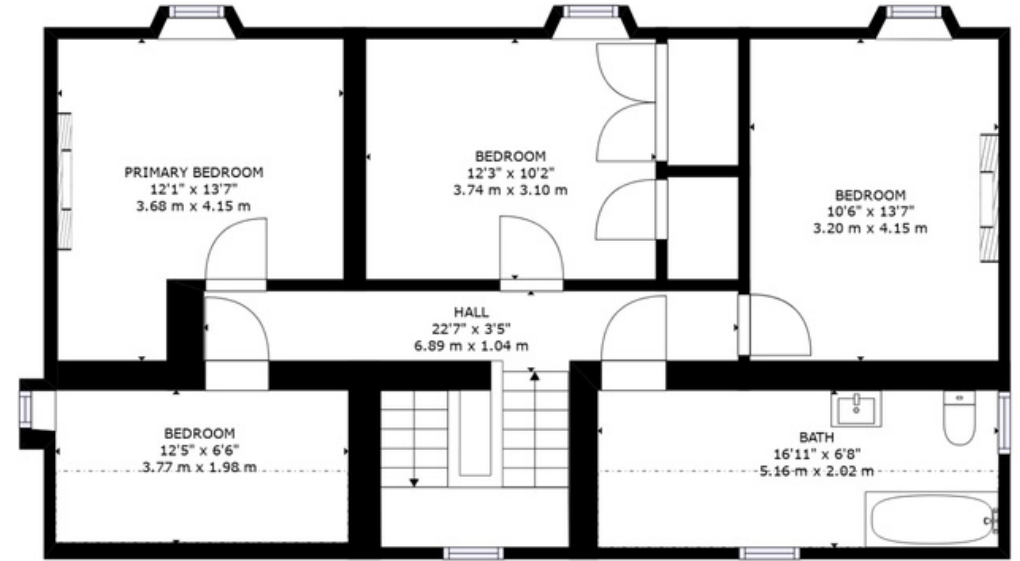








FLOOR 1



FLOOR 2



**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** C

**Services:** Forest Lodge is served by mains water, mains electricity, Oil fired central heating and multi-fuel stove.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Local Authority:** Carlisle City Council, Civic Centre, Rickergate, Carlisle CA3 8QG. Tel: 01228 817200. The house is in Council Tax Band E.

**Solicitors:** TBC

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @cdrural.

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