



## Lyne Lodge

Westlinton, Carlisle, CA6 6AA

Guide Price £375,000



- Breathtaking Views over the River Lyne & Surrounding Countryside
- Impeccably Presented Throughout
- Generous Dining Kitchen with Adjoining Utility Room
- Show-Stopping Family Bathroom plus Ground Floor Shower Room
- Beautifully Manicured Gardens plus Direct Access to the River Lyne for Fishing
- Spacious & Detached Family Home
- Open-Plan Living & Dining Room plus Conservatory
- Five Double Bedrooms (One Ground Floor)
- Gated Off-Road Parking plus Attached Double Garage
- EPC - D

# Lyne Lodge

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Lyne Lodge is a rare gem – a stunning and spacious family home that effortlessly combines comfort, elegance, and breathtaking views over the River Lyne and surrounding countryside. Impeccably presented throughout, this exceptional home offers an inviting open-plan living and dining area, seamlessly flowing into a charming conservatory, where you can soak in the spectacular scenery year-round. At the heart of the home lies a generously sized dining kitchen, perfect for family gatherings, complemented by a convenient utility room. With five beautifully proportioned double bedrooms and a show-stopping family bathroom, the home is designed for both luxury and practicality. A dedicated office/study provides a peaceful retreat for work or hobbies. For those considering multi-generational living, Lyne Lodge offers superb versatility, featuring a ground-floor bedroom and shower room - ideal for guests or mature residents seeking ease and accessibility. The property is ideally positioned close to a wealth of local amenities, ensuring convenience is never far from your doorstep. Additionally, with direct access to the River Lyne, this provides an excellent opportunity for keen anglers, offering a unique lifestyle opportunity in this serene setting. Outside, the home is equally impressive, boasting a spacious driveway, an attached double garage, and immaculately maintained front and rear gardens, perfect for relaxing or entertaining. A viewing isn't just recommended, it's essential to fully appreciate the charm, space, and stunning setting of this remarkable home. Don't miss the opportunity to make Lyne Lodge your home!

The accommodation, which has oil central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, conservatory, dining kitchen, utility room, bedroom five, office/study and shower room to the ground floor with a landing, four bedrooms and bathroom to the first floor. Externally there is off-road parking, an attached double garage and gardens to the front and rear. EPC - D and Council Tax Band - E.

Westlinton is located conveniently between Carlisle and Longtown, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, they can be found within Longtown, which includes independent shops, convenience stores, garage, take-away restaurants, pharmacy and doctors surgery or for those looking for a wider array of conveniences, Kingstown includes a further range of supermarkets and stores. Heading into the great border city itself takes less than 15 minutes by car, of which you have an excellent array of shops, bars and restaurants along with Carlisle train station which gives you direct access North & South via the West Coast Mainline. There is a regular bus service through Westlinton which allows access through to Carlisle, Longtown & the Borders. The M6 (J44) along with the Western City Bypass and A69 are five minutes drive away making this a perfect location for those needing to commute. Highly reputable Nursery, Infant, Junior and Secondary schools are within a short drive.

Tel: 01228 584249



## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen, utility room, shower room, bedroom five and office/study, radiator, two built-in cupboards and an open staircase to the first floor landing with a small under-stairs store.

### LIVING ROOM

Double glazed window to the front aspect, radiator, inset wood-burning stove and an opening to the dining room.

### DINING ROOM

Double glazed sliding patio door to the conservatory, internal door to the dining kitchen and a radiator.

### CONSERVATORY

Double glazed windows to three sides and a double glazed external door to the rear garden.

### DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Two integrated electric ovens, electric hob, extractor unit, integrated microwave, integrated dishwasher, integrated under-counter fridge, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, radiator, internal door to the utility room and a double glazed window to the rear aspect.

### UTILITY ROOM

Fitted base and wall units with worksurfaces and tiled splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, space for an under-counter fridge or freezer, one bowl stainless steel sink with mixer tap, freestanding oil boiler, tiled flooring, internal door to the attached garage and an external door to the rear garden.

### BEDROOM FIVE

Double glazed window to the front aspect and a radiator.

### OFFICE/STUDY

Double glazed window to the front aspect and a radiator.

### SHOWER ROOM

Three piece suite comprising a WC, pedestal wash hand basin and a shower enclosure with electric shower. Part-boarded walls, tiled splashbacks, towel radiator, recessed spotlights and an extractor fan.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and bathroom, loft-access point and a double glazed window to the front aspect.

### BEDROOM ONE

Double glazed window to the rear aspect, radiator and fitted wardrobes with matching fitted dressing table and bedside cabinets.

### BEDROOM TWO

Double glazed window to the front aspect and a radiator.

### BEDROOM THREE

Double glazed window to the front aspect and a radiator.

### BEDROOM FOUR

Double glazed window to the rear aspect and a radiator.

### BATHROOM

Four piece suite comprising a vanity WC, wall-mounted vanity his & hers wash hand basins, bathtub with freestanding taps and hand shower attachment and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and wand. Fully-tiled walls, tiled flooring with electric underfloor heating, designer vertical towel radiator, recessed spotlights, extractor fan, double glazed window to the rear aspect and a built-in cupboard housing the water cylinder.

### EXTERNAL:

Front Garden & Driveway:

The front garden includes a large lawned garden area with established floral borders and mature trees/shrubs. A large concrete driveway with double metal gates allows for off-road parking for multiple vehicles, including space for a caravan or campervan. There is access to both sides of the property towards the rear garden. The septic tank is located within the front garden.

Rear Garden:

Benefitting a low-maintenance gravelled garden area

### DOUBLE GARAGE

Two manual up and over garage doors to the front driveway, pedestrian access door to the rear garden, power, lighting and a cold water tap.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - snore.natively.wriggled

### PLEASE NOTE

The property is serviced via septic tank. The septic tank is private and located within the grounds of Lyne Lodge.

## Floorplan



### Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

2430.07 ft<sup>2</sup>225.76 m<sup>2</sup>

Reduced headroom

8.04 ft<sup>2</sup>0.75 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

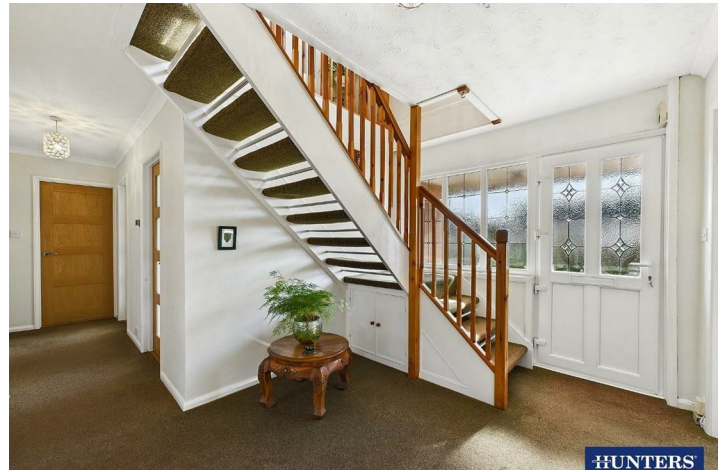
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





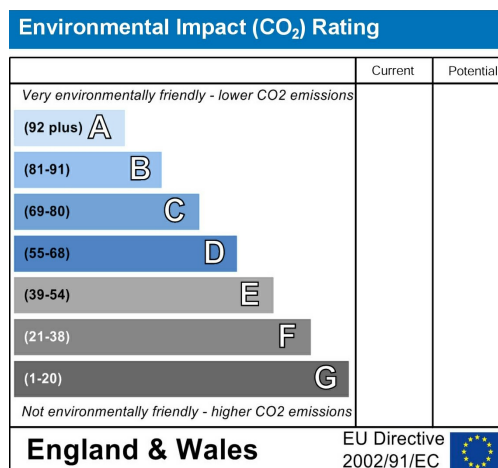
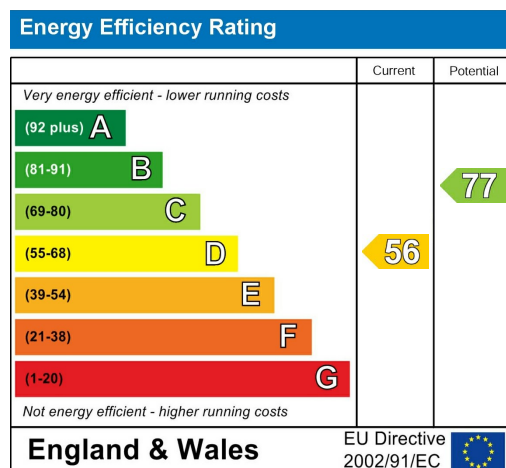






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## Energy Efficiency Graph



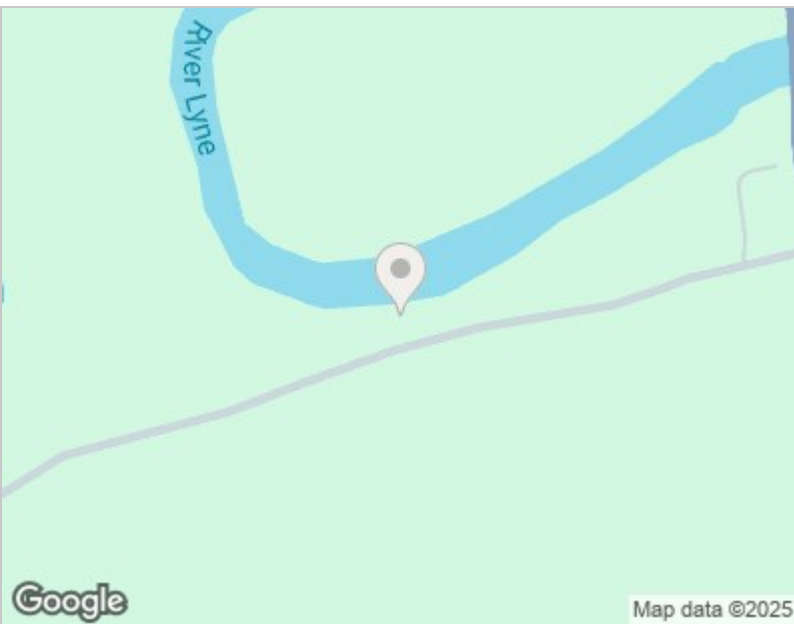
## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249



Road Map



Hybrid Map



Map data ©2025 Google, ©2025 Airbus, Infoterra Ltd & Bluesky, Landsat / Copernicus, Maxar Technologies



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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