



## Croglin

£395,000

Lion House, Croglin, Carlisle, CA4 9RZ

Discover the allure of this stone-built semi detached home and step into a piece of history with this enchanting property, dating back approximately 250 years, and formerly known as the Golden Lion Public house from 1787 until 1911. Located within the North Pennines Area of Outstanding Natural Beauty with views overlooking to Croglin Fell. This unique home offers a rare opportunity to own a slice of local heritage. As you approach, you'll be greeted by a low maintenance courtyard enclosed by a traditional stone wall boundary, where a few low trees add a touch of greenery, creating a welcoming entrance.

Beyond the main house, an adjoining two-storey stone-built barn presents an exciting opportunity for conversion, subject to obtaining planning approval. The extensive mature garden offers a tranquil escape with its lush greenery and vibrant flora. Sustainability meets style with the addition of solar panels, ensuring energy efficiency and reduced utility costs, while the cobbled courtyard allows for ample off street parking. NOTE- Lapsed planning permission for a change of use and extension of outbuilding to form holiday cottages. Application no 09/0084.

### Quick Overview

3 Bedroom semi detached house

Adjoining two storey stone built outbuilding  
with conversion potential

Fitted kitchen with Rangemaster Classic

Living Room and dining room

Utility room

Village location

Mature Garden

Cobbled courtyard driveway



3



1



2



E



Superfast  
available



Drive way

Property Reference: P0452





Kitchen



Dining Room



Living Room



Rear Garden

From the moment you enter the entrance hall, you'll be captivated by the blend of character and contemporary features that define this charming home. To the left of the entrance hall, you'll find the dining room featuring an electric fire with a tasteful surround, perfect for hosting intimate dinners or family gatherings. A small storage cupboard provides practical space for your essentials, while the double glazed window to the front aspect ensures the room is filled with natural light. The dining room seamlessly leads into the fitted kitchen, equipped with a Rangemaster Classic boasting 5 ring electric Induction hob and triple ovens and sink with hot and cold taps. The standout features include the stone wall detail and the inner stained glass window, which can be moved outward to reveal a double-glazed window that remains in place. This clever design allows you to enjoy the vibrant colours of the stained glass or the clear view provided by the double glazing with views of Crogin Fell in the distance. From the kitchen, you have access to the side porch/larder which provides additional storage.

Stepping from the hallway, the living room beckons with its cosy and warm ambience. The multi fuel log burner, complete with stone surround, serves as the focal point of the room, providing a perfect spot to relax and unwind. Natural light dances across the floor, streaming in from two windows - one to the front and one to the rear aspect. Additionally, the practical utility room offers ample space for a washing machine, fridge and tumble dryer and provides convenient access to the rear garden.

Upstairs, 3 generously sized bedrooms await, modern bathroom and separate WC. Bedroom 1 is a spacious double room, featuring a pitched ceiling and charming wooden beams adding a touch of rustic elegance. Double glazed window to front aspect. Bedroom 2 is a well-proportioned double bedroom, complete with a double-glazed window to the front aspect. Bedroom 3 currently serves as a home study, offering a quiet space for work or creativity. With its sloping ceiling, this room could easily be transformed into a cosy single bedroom. Double glazed window to rear aspect. The bathroom is a charming two-piece suite, featuring a shower overhead and a distinctive wooden beam and basin. A double glazed Velux window fills the room with natural light. A separate WC and circular basin with vanity unit offer additional convenience for busy mornings.

Outside, the front cobbled forecourt provides ample off street parking with a few low trees adding a touch of greenery. The rear garden is a mature haven with a variety of shrubs and trees all set on a gentle slope which provide views of the rolling countryside, while the courtyard patio provides the perfect spot for al fresco dining or simply enjoying a morning coffee.

The barn is a substantial adjoining sandstone built, two storey outbuilding offering potential for residential conversion to provide holiday let accommodation subject to obtaining planning approval.

Crogin is a traditional Cumbrian village nestling in a delightful rural setting by the Eden Valley approximately 14 miles from Penrith and 15 miles from Carlisle. The village predominantly comprises of red sandstone period properties and includes a church and public house.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen 8' 3" x 7' 9" (2.51m x 2.36m)

Dining Room 11' 6" x 14' 7" (3.51m x 4.44m)

Living Room 8' 9" x 14' 7" (2.67m x 4.44m)

Rear Porch/ Pantry

Utility Room 8' 9" x 7' 7" (2.67m x 2.31m)

First Floor

Bedroom One 14' 8" x 12' 5" (4.47m x 3.78m)





Kitchen



Dining Room





Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Bedroom Two 12' 1" x 11' 6" (3.68m x 3.51m)

Bedroom Three 8' 10" x 7' 10" (2.69m x 2.39m)

Bathroom

WC

Barn

Ground Floor

Workshop/ Log Store 15' 6" x 12' 4" (4.72m x 3.76m)

Boot Room 11' 0" x 10' 9" (3.35m x 3.28m)

First Floor

Barn 15' 6" x 12' 12" (4.72m x 3.96m)

Barn 10' 11" x 10' 9" (3.33m x 3.28m)

Property Information

Tenure

Freehold (Vacant possession upon completion)

Council Tax

Band C

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage. Oil fired heating and log burner

Solar Panels

We are advised these are owned outright and supply approx. £750 p/a

Right of Way

We have been advised Lion House has access rights over and through the neighbouring property for garden waste

Directions

From Penrith town centre proceed north and turn right onto Salkeld Road where sign posted to Lazonby. Continue through Lazonby into Kirkoswald and bear left into the village centre. Turn right on the B6413 and continue for approximately 3 miles to Croglin. Upon entering the village turn right after the Robin Hood public house and Lion House is situated on the right hand side

What3words Location

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Viewings

Strictly by appointment with Hackney & Leigh

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The Barn



Rear Aspect





Rear Garden



Rear Garden

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## Meet the Team

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