



## The Old Station, Armathwaite, CA4 9PW

Guide Price £425,000

PFK



# The Old Station

## The property:

**Does your 2025 timetable include relocating to a picturesque village and an extraordinary home?**

If so, you won't want to steam past this unique opportunity to own a beautifully converted Victorian train station on the iconic Settle–Carlisle Railway Line in Armathwaite, Eden Valley. The station, originally part of the famed railway line, has been thoughtfully transformed into a striking home that preserves its period features while providing all the comforts of contemporary life. With its spacious living areas, original architectural details, beautiful stonework and impressive views across the Eden Valley, this is a property that truly stands out. Imagine stepping outside to watch the trains pass by, while enjoying the peace and tranquility of this idyllic village location. Whether you're a railway enthusiast, a lover of history, or simply someone in search of a truly unique home, this property offers a wonderful chance to live in an extraordinary setting. Offering up flexible accommodation, mainly on the ground floor level, with two reception rooms, kitchen, utility, three bedrooms and two bathrooms. To the first floor you will be delighted to find an incredible master suite, with walk in wardrobe, en-suite and two large store rooms. Outside, the station's platform and surrounding gardens offer a tranquil, semi-rural retreat and the vibrant village of Armathwaite, located within the Eden Valley, provides all the charm of rural life while being just a short distance from local amenities, schools, and transport links. The world-renowned Settle–Carlisle Railway provides regular services, making this an ideal location for commuters or those wanting to explore the stunning Yorkshire Dales and Lake District National Park. Don't miss the chance to own this extraordinary property in one of Cumbria's most sought-after locations.





# Armathwaite, Eden Valley

## The location:

Armathwaite is a picturesque rural village in the Eden Valley, renowned for its beautiful walks along the banks of the River Eden, the incredible salmon fishing and having a train station that is one of the stops on the famous Settle to Carlisle Railway. The village has two public houses, a primary school, village store and post office and the parish church of Christ and St. Mary, which is one of the smallest parish churches in England. Equidistant between Carlisle and Penrith, Armathwaite has easy commuter access to the A6. You will find that the Lake District National Park, Scottish Borders, Hadrian's Wall and the Solway Coast & North Pennines, both AONB, are all readily accessible within a 45 minute drive.

## DIRECTIONS

The Old Station can be located using the postcode CA4 9PW. Alternatively by using What3Words: [///hovered.goose.political](https://www.what3words.com////hovered.goose.political)

## KEY FEATURES

- Converted Victorian train station in the Eden Valley
- Located on the historic Settle-Carlisle railway line
- Exceptionally spacious and characterful accommodation
- Tenure - Freehold
- Council Tax - Band D
- EPC - G







## ACCOMMODATION

### Entrance

Original, hardwood station double doors that would have lead into the waiting room, now the living room

### Living Room

19' 3" x 17' 9" (5.87m x 5.40m)

With a doorway leading into the hallway, access to the stairs to the first floor and double doors leading into;

### Dining Room

19' 10" x 14' 4" (6.04m x 4.37m)

### Kitchen

13' 11" x 9' 11" (4.25m x 3.01m)

### Utility Room

12' 0" x 8' 9" (3.65m x 2.66m)

### Hallway

### Bedroom 1

18' 5" x 11' 10" (5.62m x 3.61m)

### En-suite

8' 2" x 6' 10" (2.49m x 2.08m)

### Bedroom 2

17' 10" x 7' 1" (5.43m x 2.15m)

### Bedroom 3 / Study

10' 5" x 9' 7" (3.17m x 2.93m)

### Bathroom

9' 9" x 5' 7" (2.96m x 1.70m)







## FIRST FLOOR

### Master - Bedroom 4

27' 11" x 14' 4" (8.51m x 4.36m)

### En-suite

11' 11" x 6' 3" (3.63m x 1.90m)

### Walk in Wardrobe

15' 4" x 6' 3" (4.67m x 1.90m)

### Store Room 1

14' 11" x 5' 10" (4.54m x 1.78m)

### Store Room 2

10' 8" x 5' 1" (3.24m x 1.55m)

## ADDITIONAL INFORMATION

### Services

Mains electricity, water & drainage, LPG gas bottles (for the hob on the range cooker), oil central heating. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order. EPC: whilst still valid the assessment was carried out prior to recent works carried out at the property, and therefore will not reflect the improvements made - which include a new oil tank, a new externally located oil boiler for the central heating and a new hot water system with pressurised tank.





## Garden

The large lawned garden is located predominantly to the side aspect, with spacious patio area, sheds, mature hedging, trees and planting. There is garden to the front incorporating a large gravel driveway providing parking for multiple vehicles. To the rear of the property, is the platform and railway line which is part of the famous Settle – Carlisle journey. In the pictures for the property, part of the Land Registry title plan has been included to illustrate the garden boundary. The yellow highlighted section is not owned by the property, but has been utilised by the current owners during the years they have lived at the property and therefore there is no formal boundary fence in place. We understand that this portion of land is owned by the railway and they have previously sought permission to access the land to maintain the trees.

## Driveway

6+ Parking Spaces

Large gravel driveway driveway to the front of the property, providing parking for multiple vehicles.

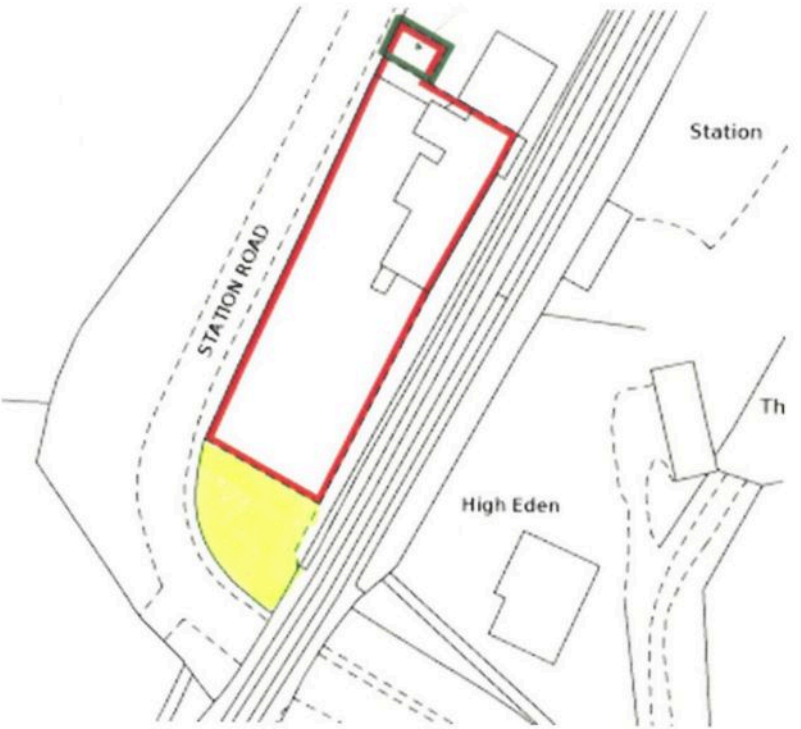
## Referral & Other Payments

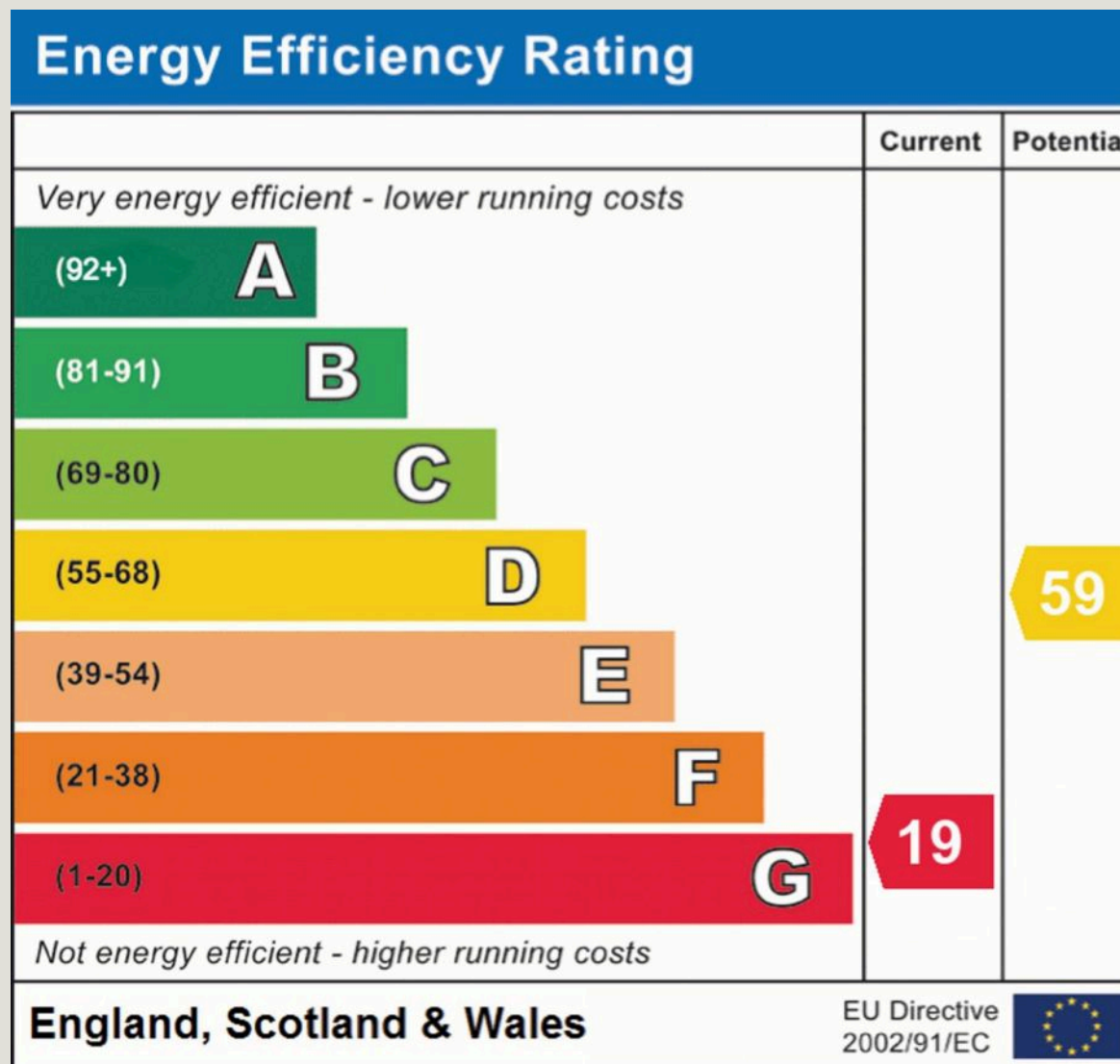
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :

Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.









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