



The Old Station, Armathwaite – CA4 9PW

Offers Over £400,000

PFK

The Old Station

Armathwaite, Carlisle

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. Nestled in the heart of the stunning Cumbrian countryside, this exceptional property offers an enchanting blend of historic charm and modern living.

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





The Old Station

Armathwaite, Carlisle

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. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating:

- 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





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.

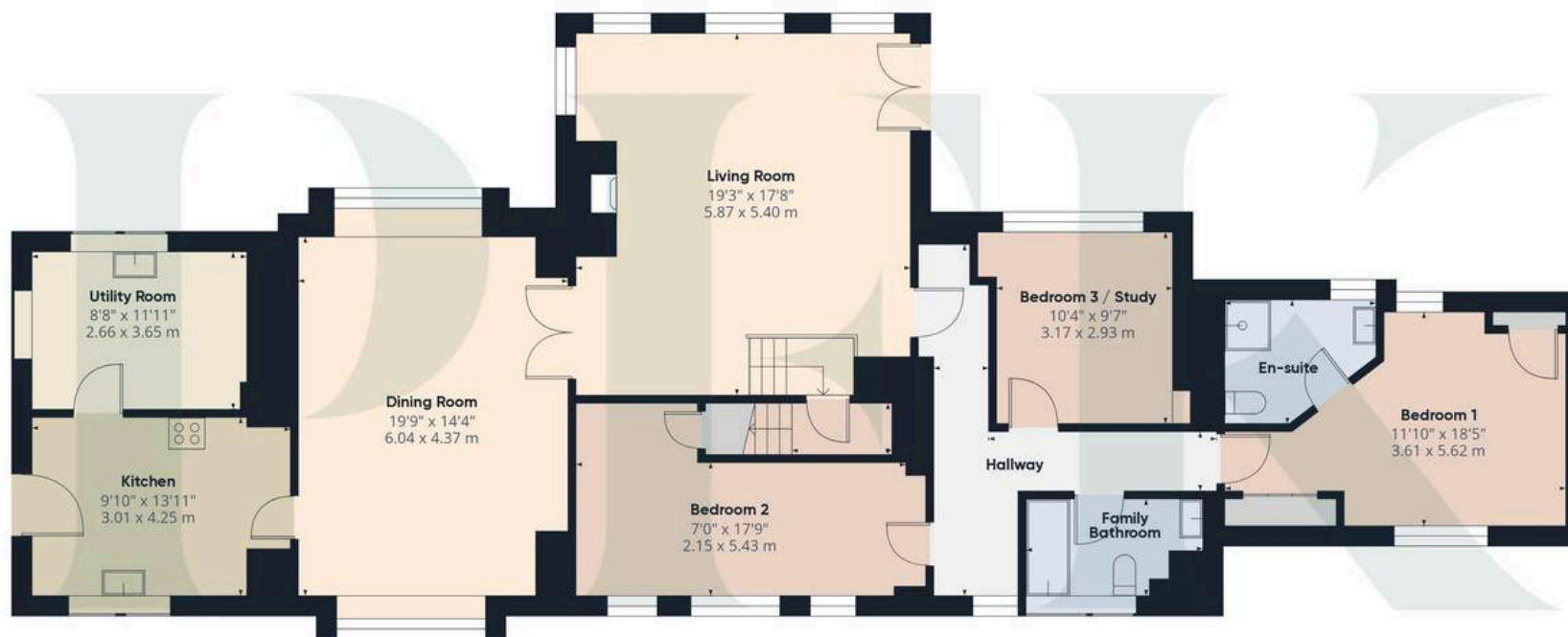
DRIVEWAY

6 Parking Spaces

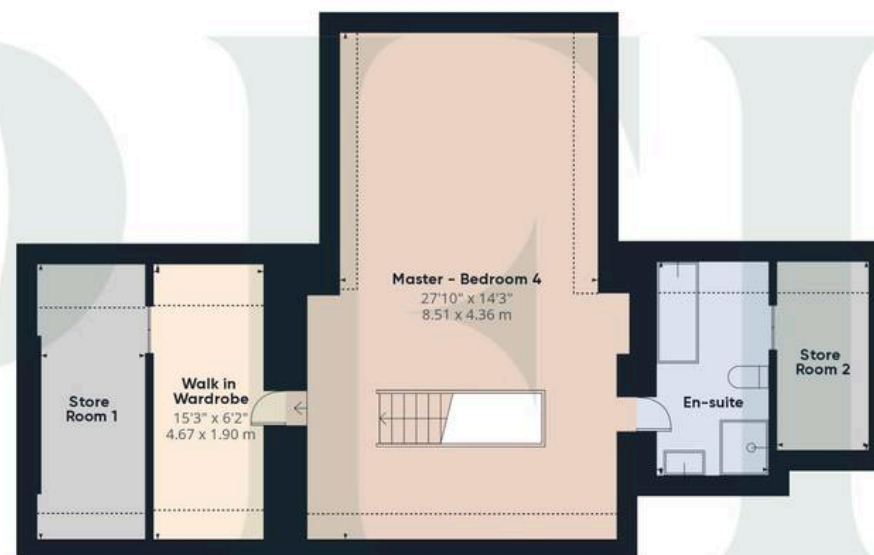
Large gravel driveway driveway to the front of the property, providing parking for multiple vehicles.







Floor 0



Floor 1

Approximate total area⁽¹⁾

2293.36 ft²

213.06 m²

Reduced headroom

123.78 ft²

11.5 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0



Floor 1

PFK

Approximate total area⁽¹⁾

2293.36 ft²

213.06 m²

Reduced headroom

123.76 ft²

11.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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ORAFFI 360



Floor 0

PFK

Approximate total area⁽¹⁾

1564.96 ft²

145.39 m²

(1) Excluding balconies and terraces

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ORAFFI 360



Floor 0

PFK

Approximate total area[®]
2293.36 ft²
213.06 m²

Reduced headroom
123.76 ft²
11.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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GRAFFI 360



Floor 0

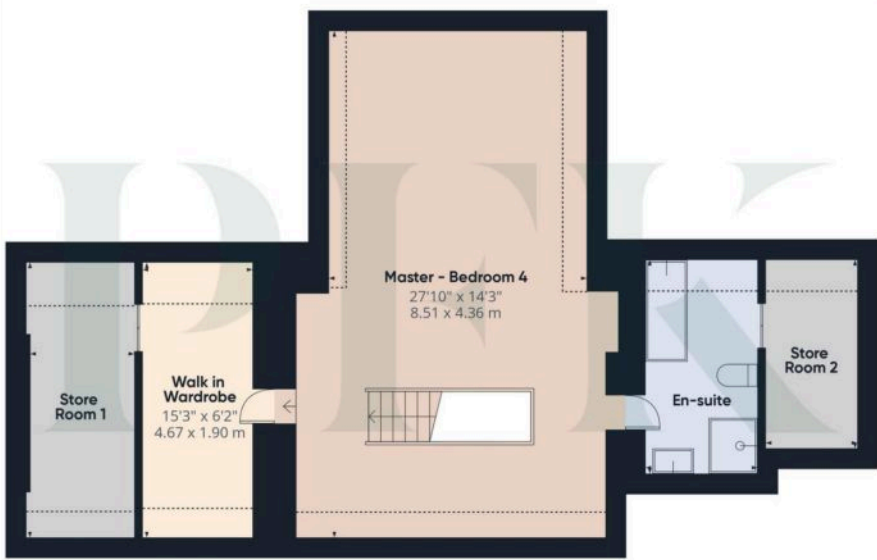
PFK

Approximate total area[®]
1564.96 ft²
145.39 m²

(1) Excluding balconies and terraces

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GRAFFI 360



Floor 1

PFK

Approximate total area[®]
728.4 ft²
67.67 m²

Reduced headroom
123.76 ft²
11.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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