



Lads Lodge, Penton, Carlisle, CA6 5QW
Guide Price £450,000

C&Rural

Lads Lodge, Penton, Carlisle, CA6 5QW

- Equestrian Property
- 2 bedroom cottage with scope to extend
- Stables, outbuildings and menage
- 18.74 acres of land in a ring fence
- Located in a peaceful location
- Elevated position with good views

A delightful smallholding, currently run as an equine centre. It comprises of a 2 bedroom cottage with a multitude of stables, outbuildings, yard areas and menage, with around 18.74 acres of land all in a ring fence.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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Accommodation

The property is approached via a drive from the road which leads to a parking area for several vehicles at the rear of the cottage. The cottage is entered via a basic porch/storage area, with the rear door leading into the galley style kitchen. The kitchen has fitted units and cupboards and space for a range cooker, dishwasher and washing machine. The kitchen opens into a bright and airy living room with dining room beyond. Each of these areas has the benefit of a log burning stove. A door from the living room leads out into the front garden. The remaining ground floor accommodation consists of two double bedrooms and a bathroom, as well as a hallway with boot and coat storage and door to the rear yard/parking area. The bathroom has tiled walls and a bath with shower over, WC and sink.

The loft space has been converted to two rooms, but cannot be classed as accommodation as the conversion does not comply with current Building Standards.



Outside

The house and steading occupy an area of around 2.27 ac. The buildings closest to the house have various uses including housing the oil fired boiler, workshop, storage, old byre and stables. One of the buildings is currently used as gym and has electric and heating installed. There are several more buildings providing storage and stables. In all there are currently around 15 stables on the steading, with scope to develop more or change their use if required. There is a useful Office building adjacent to the 42m x 22m menage. Electricity and water are connected to most buildings. Solar panels are present on one of the outbuilding roofs. We understand that they are attracting Feed in Tariff and currently net around £1,500 per annum, but this has not been verified.

The land is in a ring fence around the steading and is split into useful paddocks closer to the steading. It totals around 18.74 acres and is of variable quality, but useful grazing land.

Location

Lads Lodge lies about 15 miles north-east of Carlisle and is surrounded by open farmland and gently rolling countryside. Penton is primarily agricultural, with scattered farmhouses rather than a central village core. The area is quiet and sparsely populated, with limited local services, and residents typically rely on Carlisle for shops, schools, and transport links. The nearby A7 road provides access south to Carlisle and north towards Langholm in Dumfries and Galloway.

What 3 words - [///intricate.sagging.control](https://what3words.com/intricate.sagging.control)





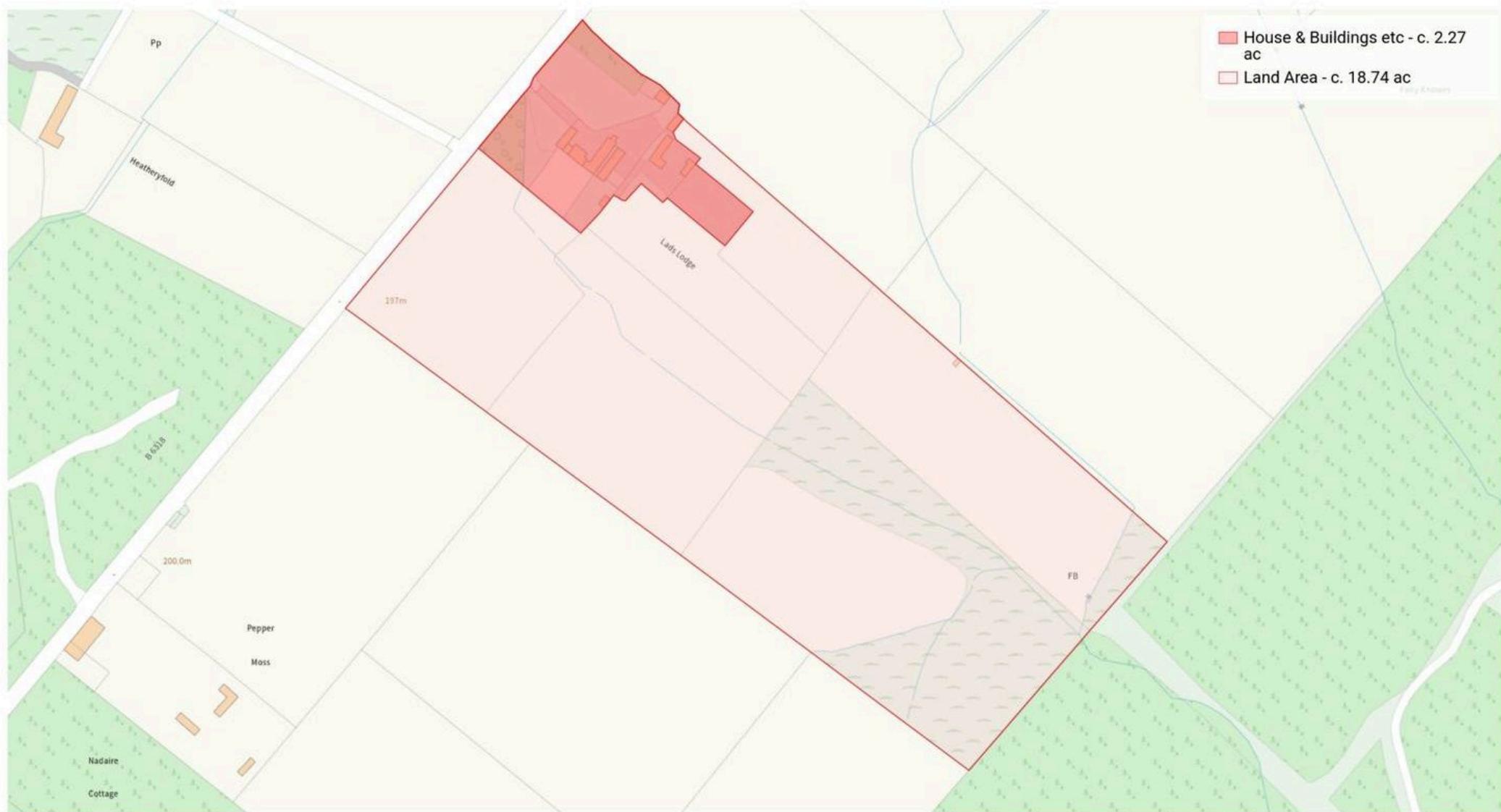






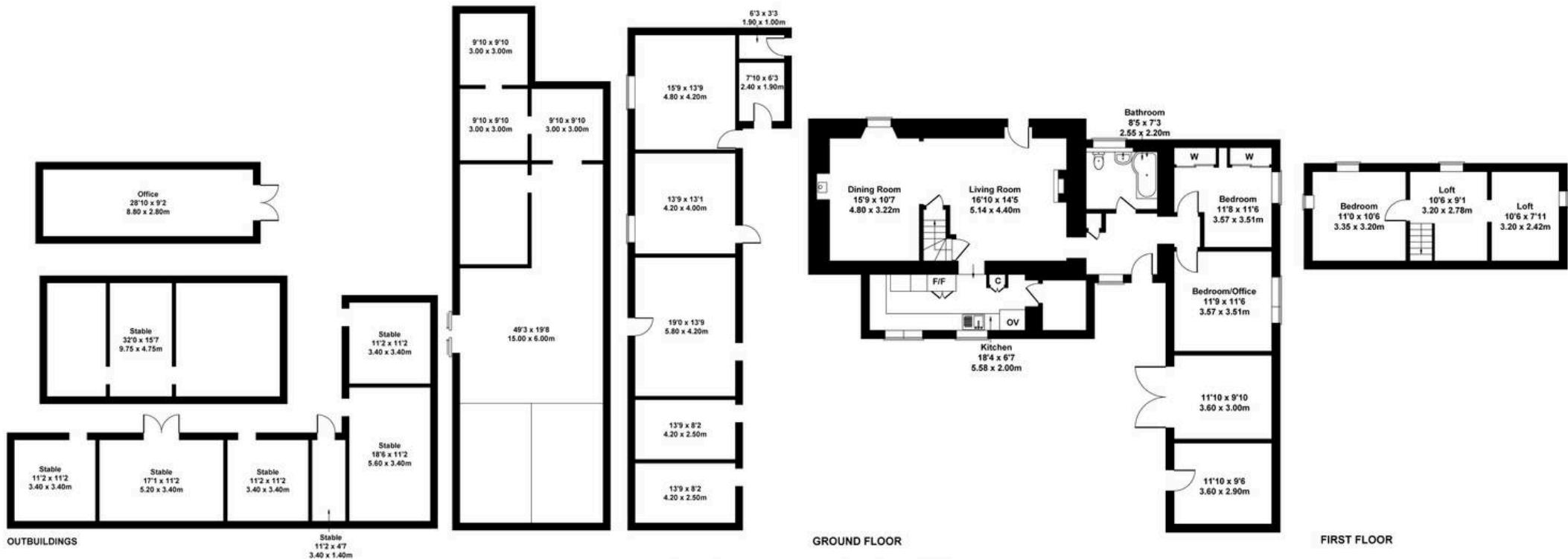


LADS LODGE, PENTON, CARLISLE, CA6 5QW
SALE PLAN



Lads Lodge

Approximate Gross Internal Area
5511 sq ft -512 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

General Remarks and Stipulations

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

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

Mines & Minerals: All mines and mineral rights are included insofar as they are owned.

Sporting rights: All sporting and fishing rights are included in so far as they are owned by the property.

EPC Rating: D

Council Tax: Cumberland Council. Council Tax Band C.

Services: Lads Lodge is served by mains water, mains electricity, private drainage and oil-fired central heating. There are solar panels on one of the barn roofs generating an annual income in the region of £1,500 (not verified). The septic tank is believed not to comply with the current General Binding Rules. Prospective purchasers should make their own enquiries and satisfy themselves as to the condition, compliance and any associated costs.

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.

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. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://www.instagram.com/cdrural)

Referrals: C&D Rural work with preferred providers for the delivery of 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 C&D Rural will receive a referral fee.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.