LAKES ESTATES

Calthwaite Hall Lodge Calthwaite, Penrith, CA11 9QU

Offers in excess of £250,000

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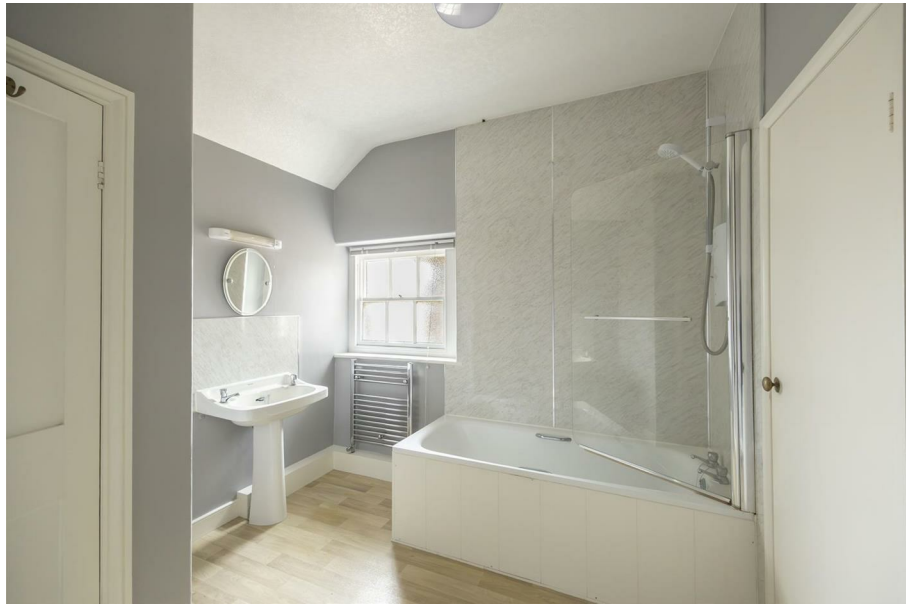
Offers in excess of £250,000

- Beautiful sandstone property in the heart of Calthwaite
- Excellent access to M6, Lake District, and rail links at Penrith
- Approximately 1,950 sq ft of accommodation across two floors, with four bedrooms
- Courtyard and a private enclosed walled garden with lawn and mature trees
- Village location with a school and nursery, church and public house, and Penrith, the Gateway to the North Lakes, close by with excellent M6, A66, A6 and rail links
- Popular village location between Penrith & Carlisle
- High ceilings and lovely period features throughout, including cornicing and arched alcoves
- Generous farmhouse-style kitchen with an inglenook-style recess, and a separate utility room
- Range of traditional stone outbuildings, about 87 sq m, including two garages and numerous stores
- A renovation opportunity, requiring a heating system and some updating, to create a fantastic family home

Calthwaite Hall Lodge is a handsome Victorian lodge house built in warm local red sandstone beneath a slate roof. The datestone above the entrance reads 1906. Its character details include decorative red-painted bargeboards on the gable, a turret-style roof feature, sash windows with stone surrounds, a canopied porch and a bay window. The house offers a generous amount of internal living space, with four bedrooms, and sits within a range of traditional outbuildings, a cobbled courtyard and an enclosed walled garden. It needs renovation, so it is a rare chance for a buyer to put their own stamp on a period home with a lot of potential.

Directions

What3words location: ///instilled.waving.causes



GROUND FLOOR

The front door opens into an entrance vestibule, which leads to the principal reception rooms and the kitchen. The lounge (4.25m x 5.16m) is a bright, well-proportioned room with a splayed bay window, deep cornicing, twin arched display alcoves with cupboards beneath and a fireplace with a brick surround, all over original floorboards. The dining room (3.21m x 4.45m) is a second reception room at the front of the house. The kitchen (2.83m x 5.80m) is generous, with a wide inglenook-style recess, cream shaker-style units, a freestanding cooker and tiled flooring, and twin windows overlooking the courtyard. There is also a utility room (3.49m x 2.57m) with external access and an adjoining storage room (1.65m x 1.54m). A rear hallway leads to two WCs and a further storage room (1.62m x 2.27m), with access out to the courtyard.

Lounge	13'11" x 16'11" (4.25 x 5.16)
Kitchen	9'3" x 19'0" (2.83 x 5.80)
Entrance Hall	
Dining Room/Reception Room	10'6" x 14'7" (3.21 x 4.45)
Utility	11'5" x 8'5" (3.49 x 2.57)
Store Room/Pantry	5'4" x 5'0" (1.65 x 1.54)







Rear Hall

W.C 5'0" x 3'10" (1.54 x 1.19)

FIRST FLOOR

A landing leads to four bedrooms, the bathroom and a separate WC. The principal bedroom (3.21m x 4.55m) is a good double with windows to the front and side. Bedroom 2 (3.19m x 4.36m) is another double with a front outlook, and Bedroom 3 (2.88m x 4.40m) is a further double. Bedroom 4 (3.70m x 2.61m) is a smaller double or single. The bathroom (1.99m x 3.04m) has a bath and basin. Above the rear ground-floor section there is an additional storage room (2.61m x 3.61m), which could serve as a study, hobby room or occasional bedroom.

Principal Bedroom 10'6" x 14'11" (3.21 x 4.55)

Bedroom Two 10'5" x 14'3" (3.19 x 4.36)

Bedroom Three 9'5" x 14'5" (2.88 x 4.40)

Bedroom Four 12'1" x 8'6" (3.70 x 2.61)

Landing

Bathroom 6'6" x 9'11" (1.99 x 3.04)

W.C

Outside

To the side of the house, a cobbled courtyard provides access to the outbuildings and garages. A private, enclosed walled garden lies to the rear, mainly laid to lawn, with planted borders, mature trees, a raised timber deck and new close-boarded fencing. A secondary enclosed yard behind the house has a stone wall and a traditional door, and could be used as a store or sheltered outdoor space. A number of traditional stone outbuildings, offer a wealth of storage space and possible scope for conversion or business use (subject to the necessary consents).

External Store Rooms

1 - 2.92m x 4.10m / 9'7" x 13'5"
2 - 3.83m x 4.16m / 12'7" x 13'8"
3 - 4.95m x 4.18m / 16'3" x 13'9"
4 - 2.91m x 4.24m / 9'7" x 13'11"
5 - 2.6m1 x 3.61m / 8'7" x 11'10"
6 - 1.62m x 2.27m / 5'4" x 7'5"





Location

Calthwaite is a village with its own school and nursery, a church and a public house. Skelton, approximately 4.8 miles away, also has a village school, church, public house and a village hall.
The main facilities are found in Penrith, a popular market town with excellent transport links via the M6, A66, A6 and the main West Coast railway line. With a population of around 16,000, Penrith offers infant, junior and secondary schools, five supermarkets and a good range of locally owned and national high street shops. Leisure facilities include a leisure centre with swimming pool, climbing wall, indoor bowling, badminton courts and fitness centre, as well as golf, rugby and cricket clubs. There is also a three-screen cinema and the Penrith Playhouse. Known as the Gateway to the North Lakes, Penrith is conveniently placed for Ullswater and access to the fells, with superb outdoor recreation on the doorstep.

Services

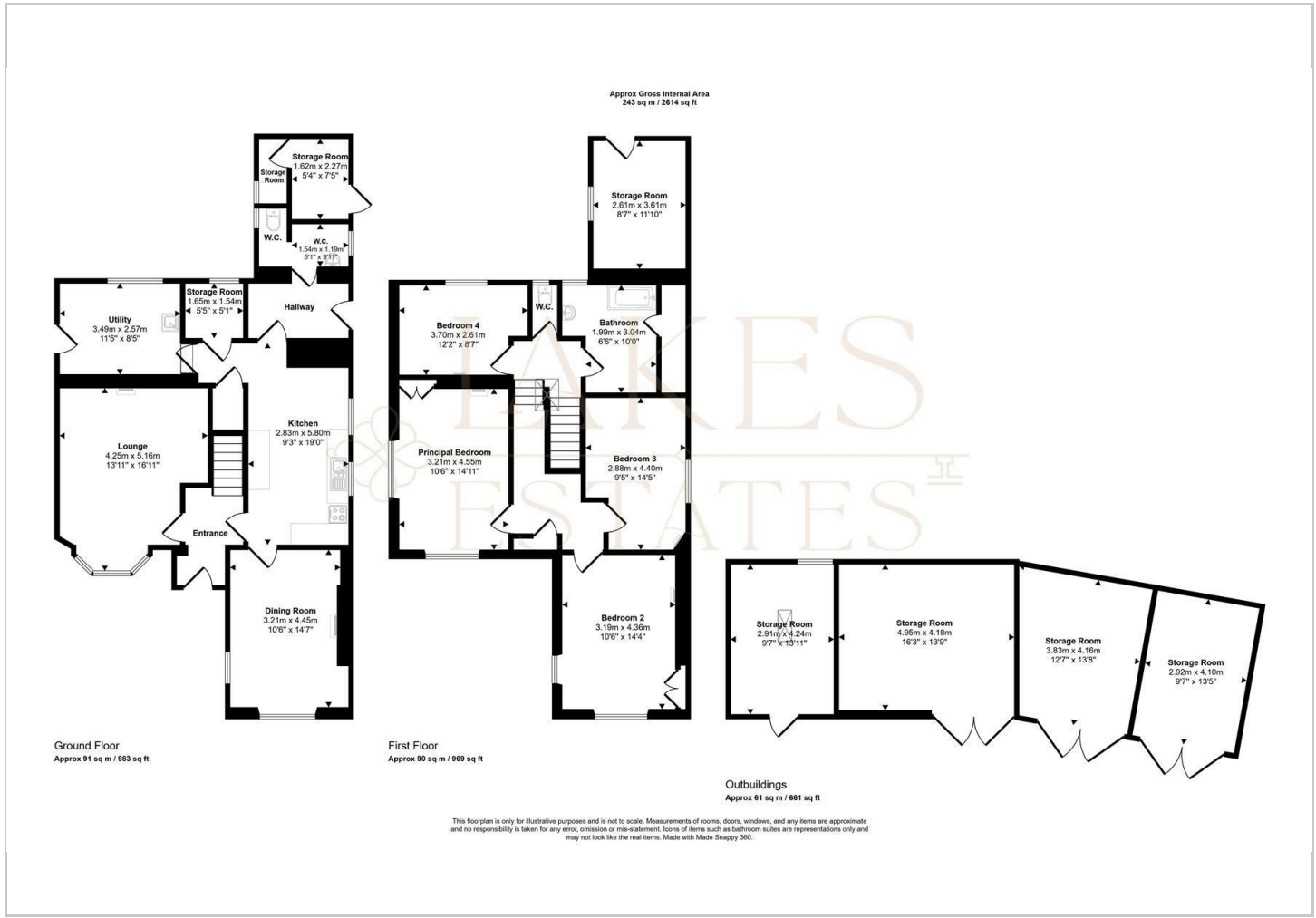
The property is connected to mains water, electricity and drainage. The property requires a heating system.

Please Note

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When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

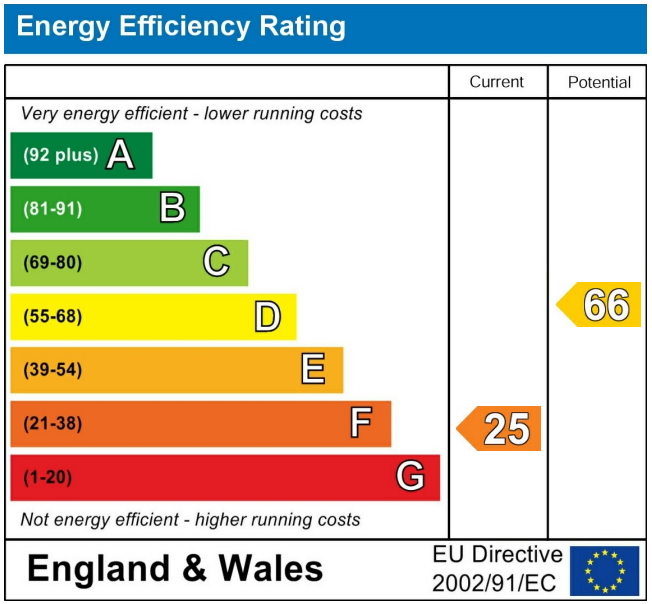
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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