



3 Old Town Lodge, High Hesket, CA4 0HZ.

Guide Price £200,000

PFK

3 Old Town Lodge

High Hesket, Carlisle

3 Old Town Lodge is a three-bedroom, two-bathroom conversion, arranged over three floors. On the ground floor, the property has an entrance hall, a living room, a bedroom and a bathroom. Both the living room and ground-floor bedroom feature French doors opening directly onto the rear patio garden. The garden is a space arranged over levelled areas with gravel, offering a low-maintenance outdoor area to enjoy or personalise.

The first floor offers an open-plan living and kitchen area, featuring exposed wooden beams, a stove and chimney breast, creating a warm and characterful focal point. French doors open onto a small balcony, while a further set of French doors provides access onto the roof area above the ground-floor bedroom. *This area is not currently suitable for use as an outdoor space and requires remedial work to the roof.*

A spiral staircase leads to the second floor, where there are two further bedrooms. One-bedroom benefits from an ensuite bathroom. Both bedrooms have French doors opening onto a shared balcony, adding to the property's character.

Throughout the property, traditional features including exposed beams, wooden flooring, fireplaces and a stone exterior combined with natural light to create a distinctive and welcoming home. The spiral staircase and multiple levels add to its individual character, while the off-road parking provide practical benefits.





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The property requires renovation and remedial work, including works to the roof above the ground-floor bedroom and to the ground-floor bedroom itself. Prospective purchasers should be aware of visible damp within the bedroom. The property is therefore offered as a project, with scope for improvement and modernisation.

High Hesket is a picturesque Eden Valley village, equidistant to Carlisle and Penrith with excellent road links to the A6 & M6. A Church of England primary school plus the benefit of a regular bus service and is just 3 miles from the village of Armathwaite, which is renowned for it's 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, there are two public houses, a village store and post office. 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.

- EPC rating F
- Council Tax - Band B
- Tenure - Freehold



ACCOMMODATION

Entrance Hall

6' 8" x 6' 7" (2.03m x 2.01m)

Living Room

17' 11" x 13' 9" (5.45m x 4.19m)

Downstairs Bedroom

12' 6" x 9' 10" (3.82m x 2.99m)

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)

First Floor

Kitchen / Living Area

25' 4" x 15' 1" (7.71m x 4.59m)

Second Floor

Landing

8' 0" x 7' 4" (2.44m x 2.23m)

Ensuite

7' 4" x 6' 7" (2.23m x 2.00m)

Bedroom 2

8' 1" x 15' 3" (2.47m x 4.64m)

Bedroom 3

7' 5" x 15' 1" (2.26m x 4.60m)

Outside: Side yard leading to patio garden and allocated parking space

Directions: The property can be located by using What3Words - [///woes.plants.dancer](https://www.what3words.com/woes.plants.dancer) or via the Post Code CA4 0HZ





ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage and oil fired central heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order

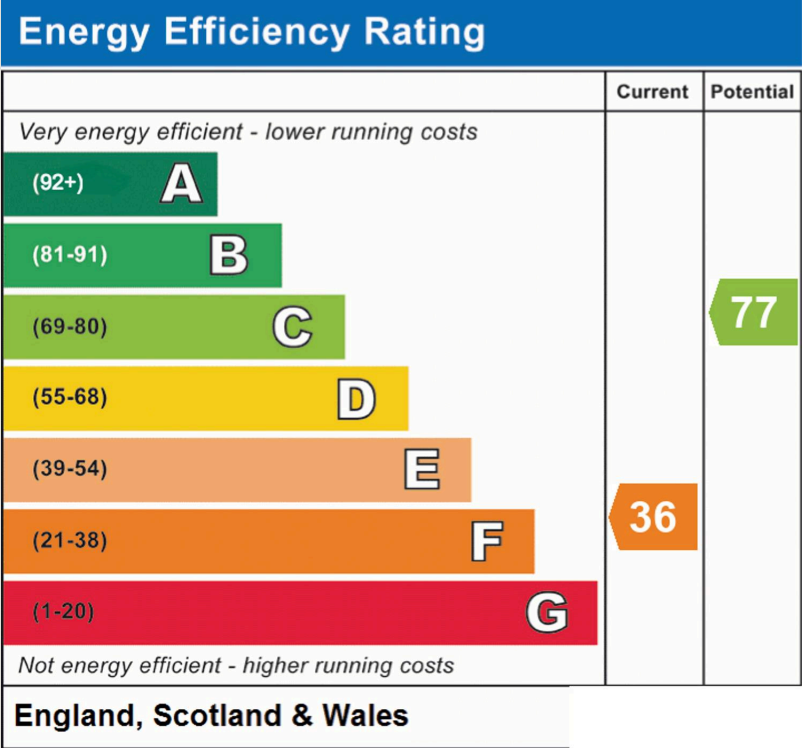
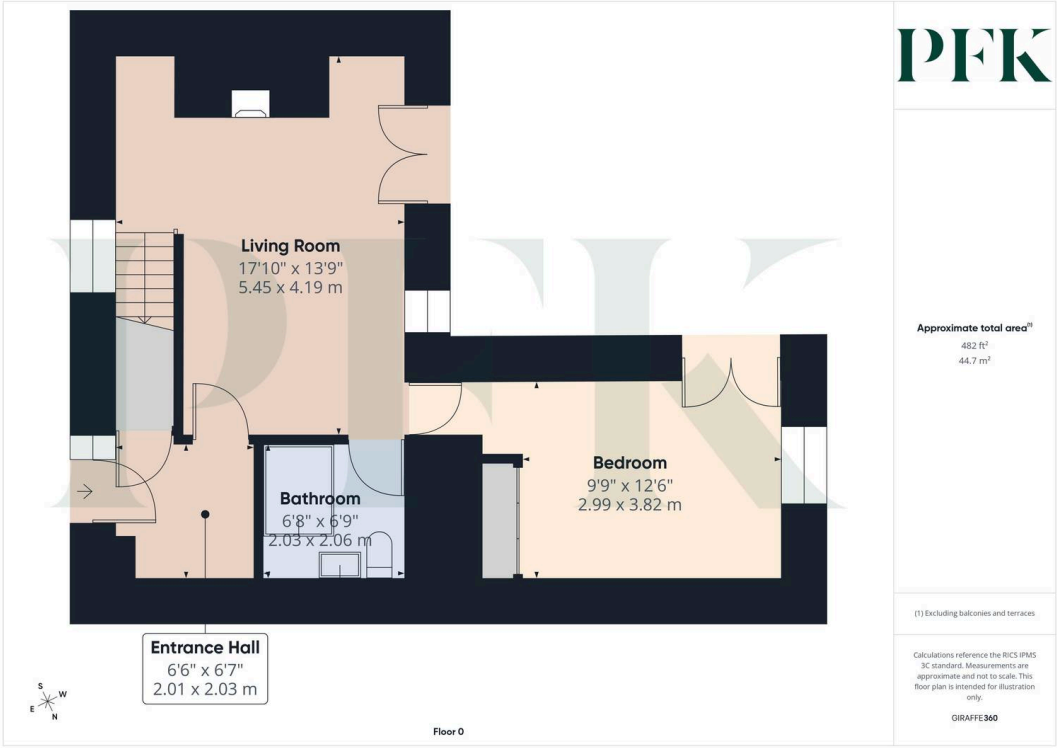
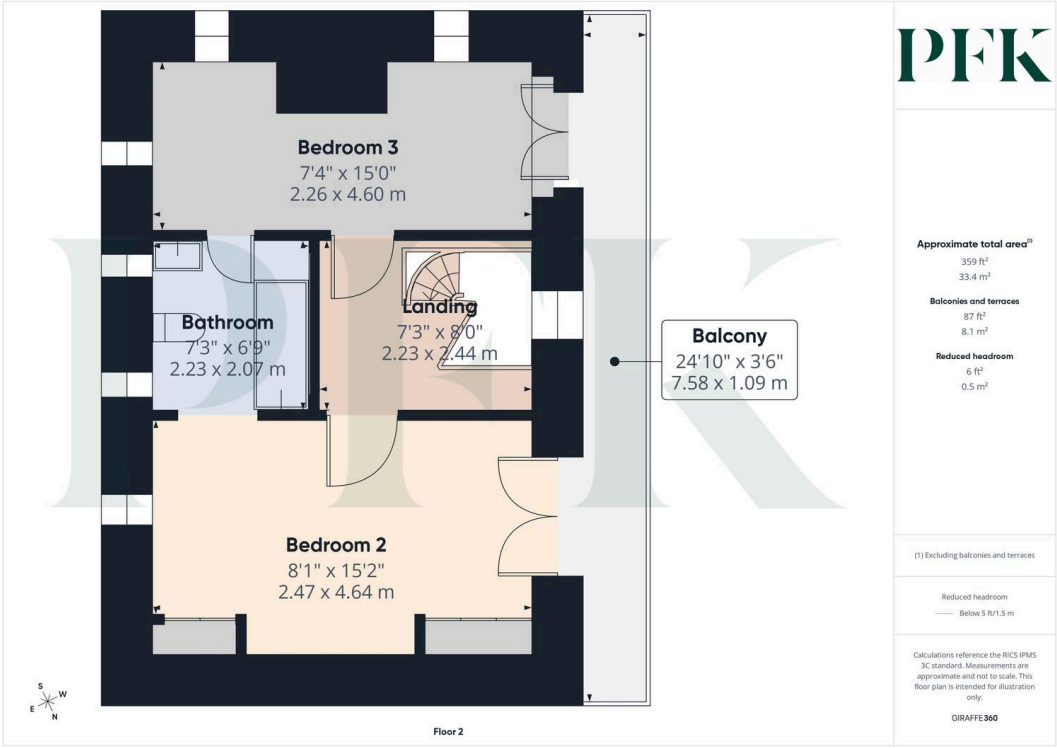
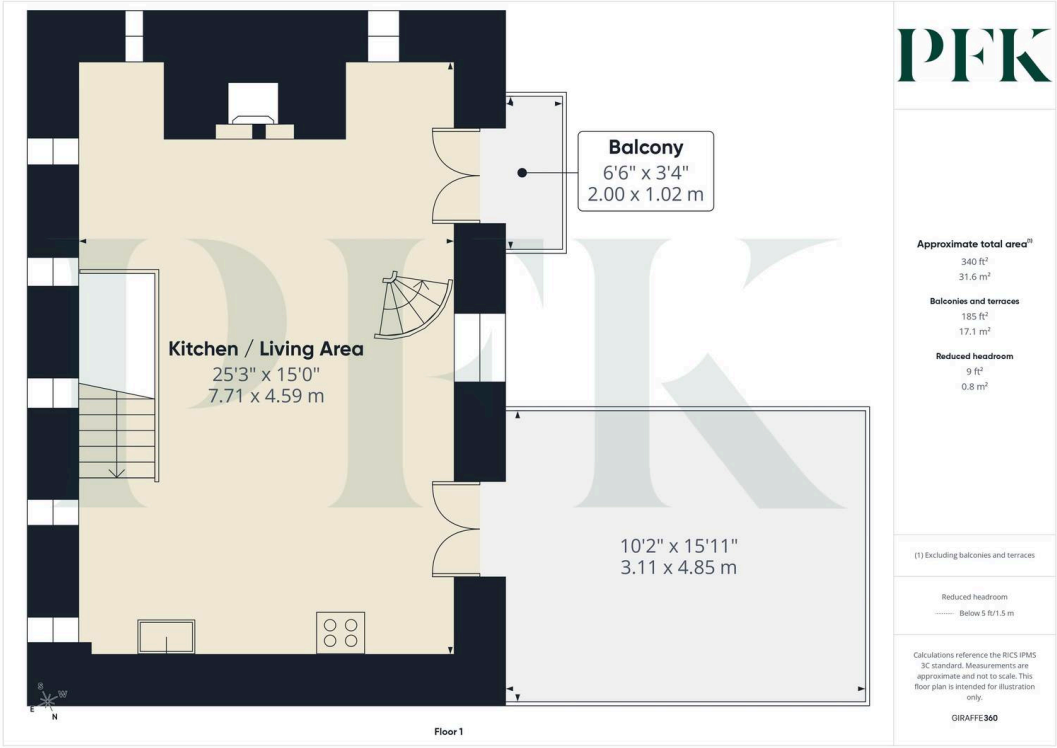
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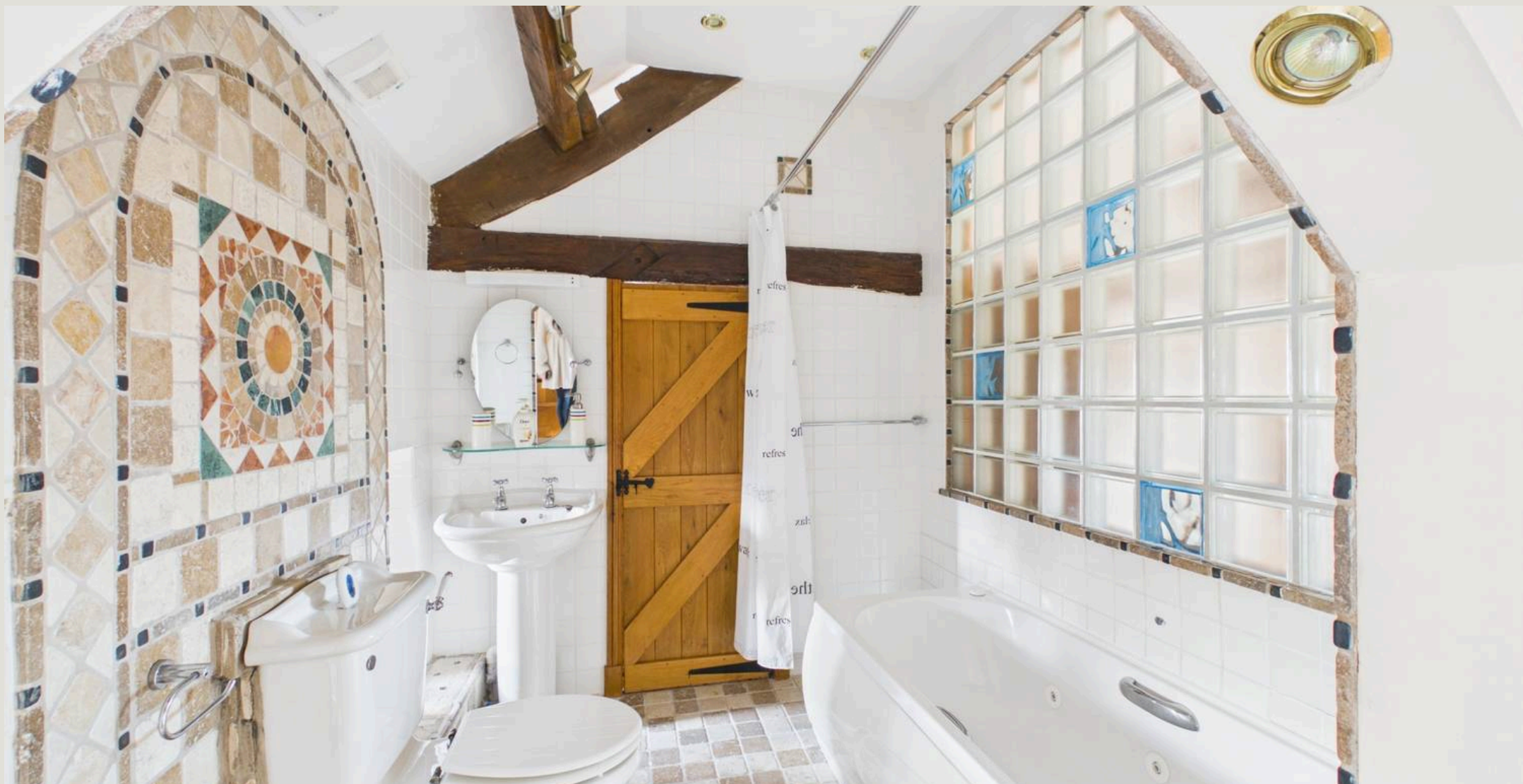
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