



## 2 Old Town Lodge, High Hesket – CA4 0HZ

Guide Price £245,000

**PFK**

## 2 Old Town Lodge

High Hesket, Carlisle

Forming part of a small and individual development within the desirable village of High Hesket, this charming barn conversion offers characterful and versatile accommodation, beautifully blending retained period features with the comforts of modern living.

Uniquely positioned in an elevated setting, the property is accessed via traditional stone steps leading to what we believe was formerly the first floor of the original structure, now serving as the main entrance level to the home.

Entry is gained through a delightful and light-filled sun room, a versatile reception space enhanced by an attractive upper-level feature window with obscured glazing and an arched lintel, reflecting the property's agricultural heritage. Double doors open into the kitchen, creating a sociable flow ideal for entertaining.

The kitchen is fitted with an excellent range of units topped with tiled work surfaces and matching splashbacks, while integrated appliances include a double oven, hob, extractor fan, fridge/freezer, washing machine and dishwasher. The room links seamlessly through to the impressive dining living area.



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A particularly generous and characterful room, the dining living room enjoys triple-aspect windows together with doors leading out to the elevated external seating area. A multi-fuel stove set within a stone fireplace with timber lintel creates a striking focal point, while wooden flooring and a staircase rising to the first floor further enhance the warmth and charm of the space. A fitted cupboard positioned beside the fireplace provides useful storage and discreetly houses the consumer unit, while ample space is available for both seating and dining arrangements.

To the first floor, the character of the property continues with exposed stone walls, beams and traditional wooden latch doors. There are three double bedrooms, all well-proportioned and full of charm. The principal bedroom benefits from its own en-suite bathroom comprising WC, wash hand basin and bath with shower over, while the remaining two bedrooms are served by a Jack and Jill shower room fitted with a WC, basin and shower cubicle.



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Externally, the property continues to impress. An elevated pathway and seating area extends along the front of the property, including the living room and two of the bedrooms, all of which enjoy independent access onto this delightful outdoor space. In addition, there is a generous low-maintenance garden to ground floor level, predominantly laid to gravel and complemented by a partly walled boundary, providing an attractive area to enjoy the surroundings.

Further benefits include a single terraced garage, identified by its dark blue door, together with two allocated parking spaces positioned at the end of the parking row.

A wonderfully individual home, rich in character and ideally suited to those seeking something a little different within a highly regarded village location.





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High Hesket, Carlisle

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 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, 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.

- Character 3 Bed Barn Conversion
- Spacious accommodation over two floors
- 3 double bedrooms and two bathrooms
- Low maintenance gardens
- Single garage and allocated parking for 2 vehicles
- Convenient access to both Carlisle and Penrith
- Tenure - Freehold
- EPC - TBC



**ACCOMMODATION**  
**GROUND / FIRST FLOOR**

**Sun room**  
10' 10" x 10' 5" (3.31m x 3.17m)

**Kitchen**  
10' 8" x 15' 5" (3.25m x 4.70m)

**Dining / Living Room**  
29' 8" x 15' 0" (9.03m x 4.57m)

**FIRST / SECOND FLOOR**

**LANDING**

**Bedroom 1**  
14' 11" x 10' 11" (4.55m x 3.32m)

**Ensuite**

**Bedroom 2**  
10' 10" x 10' 8" (3.31m x 3.24m)

**Bedroom 3**  
14' 7" x 7' 10" (4.45m x 2.40m)

**Jack and Jill Shower Room**

**EXTERNAL**

**Garden and Outside Area**

To the ground floor level, there is a generous gravelled garden, partially walled and with shrub border, low maintenance and with pathway and stone steps to the property itself. The lower patio areas belong to the ground floor property, not number 2. Taking the stone steps to the property, a low maintenance walled pathways runs along the front of the property and provides a delightful seating area, with access to the Living Room and Bedrooms 1 and 3.

**Parking and Garage**

A single garage comes with the property and is the one with the darker blue door (third one from the left). Two parking spaces are located at the end of the row of parking.



## ADDITIONAL INFORMATION

### Services

Mains electricity, water & drainage; 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.

### Directions

The property can be located by using What3Words - PARKING - ///rugs.squashes.offline FRONT DOOR - ///object.barman.outboard or via the Post Code CA4 0HZ. A For Sale board has also been erected for identifying purposes.

### Referrals & Other Payments

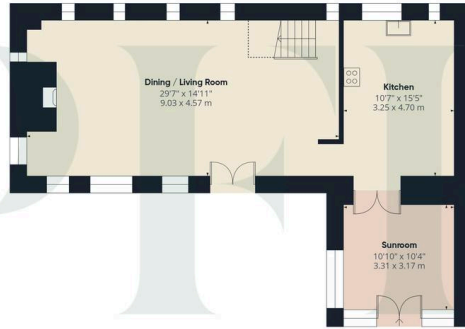
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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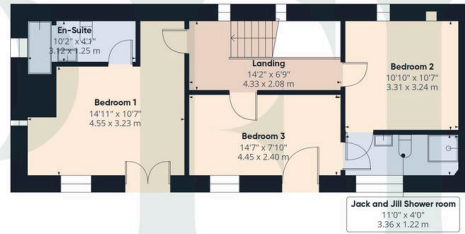
Floor 0

**Approximate total area<sup>(1)</sup>**

1264 ft<sup>2</sup>  
117.6 m<sup>2</sup>

**Reduced headroom**

18 ft<sup>2</sup>  
1.6 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
— Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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