

# Cumbrian Properties

## Station House, Naworth



**Price Region £395,000**

**EPC-F**

Detached historic property | Garden room  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Generous gardens & parking | Rural location

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## 2/ STATION HOUSE, NAWORTH, BRAMPTON

Nestled amongst the woodland, this stunning, detached former station house dating back to 1840 is bursting with history and character with fantastic views of the railway line and set in beautiful well-established gardens. This very unique property offers a tranquil location with the added interest of the railway line where approximately 20 trains per day pass by. Originally built as the Earl of Carlisle's private railway station subsequently extended by the North Eastern railway. There are many original features still in place including stunning fireplaces and staircase to the first floor and its own private water supply via a well. Off the entrance hall there is a cosy lounge with log burning stove and a sitting/dining room with original open fireplace. The dining kitchen is a perfect combination of traditional and modern leading to the garden room which has three sets of doors leading to the beautiful gardens. A ground floor bedroom (currently used as an office), utility and shower room complete the ground floor. The first floor bedrooms each have fantastic views over the woodland and railway. The master has an original cast iron fireplace and en-suite shower room and both bedrooms have fitted wardrobes and original wooden floorboards. The front of the property has a gravelled driveway providing off-street parking for two/three vehicles with wooden gates leading to a workshop, log store and timber shed with power supply. The rear of the property offers plenty of space to relax in the generous well-maintained gardens that have been well-planned and offer a secure space for both children and pets. Situated less than a ten minute drive into the market town of Brampton where there are shops, schools, doctors and dentist surgeries, pleasant woodland walks on your doorstep and easy access into Carlisle and the A69 to Newcastle. The property also benefits from planning permission for an additional first floor bedroom. See links below for more information: [20/0614 | Erection Of First Floor Extension To Provide Bedroom Together With Single Storey Side Extension To Provide Sunroom | Station House, Naworth, Brampton, CA8 2QT](#) ([carlisle.gov.uk](http://carlisle.gov.uk))

The accommodation with approximate measurements briefly comprises:  
**ENTRANCE HALL** Cast iron radiator, double glazed windows, wood flooring, doors to lounge and sitting room.

**LOUNGE (16'4 max x 14' max)** Wood burning stove on a slate hearth with wooden lintel above, built-in shelving, double glazed sash windows to the front and side, two radiators and wood flooring.



LOUNGE

**SITTING ROOM (14' max x 13' max)** Stone fireplace housing an open fire, built-in storage, double glazed sash window, radiator and wood flooring. Doors to inner hall and dining kitchen, door and original wooden staircase with original handrail leading to the first floor.

### 3/ STATION HOUSE, NAWORTH, BRAMPTON



SITTING ROOM



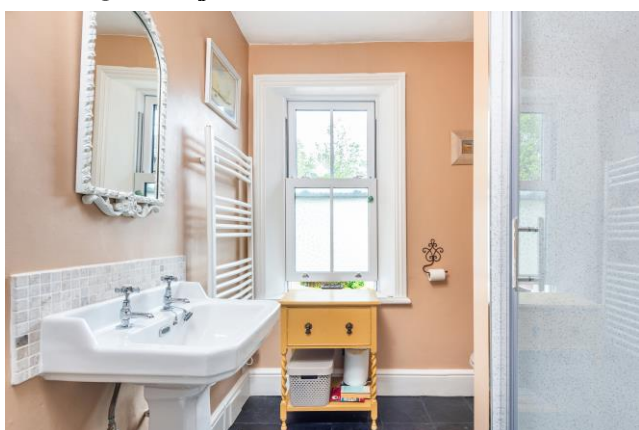
OFFICE/GROUND FLOOR BEDROOM

**INNER HALL** Doors to ground floor bedroom and utility, cast iron radiator, wood flooring and stable door to the rear.

**GROUND FLOOR BEDROOM (12'8 max x 7' max)** Currently used as an office with double glazed tilt and turn window, double glazed window to the front, radiator, wood flooring and loft access.

**UTILITY (7'8 x 7')** Plumbing for washing machine, space for tumble dryer, one and a half bowl stainless steel sink unit with mixer tap, wall and base units, tiled flooring, cast iron radiator and door to shower room.

**SHOWER ROOM (7' max x 6'6 max)** Three piece suite comprising fully boarded walk-in shower cubicle, wash hand basin and traditional WC with high level cistern and chain. Double glazed part frosted sash window, heated towel rail and tiled flooring.



SHOWER ROOM



KITCHEN

**DINING KITCHEN (15'9 max x 14' max)** Fitted kitchen incorporating an electric oven and four ring induction hob, undermounted Belfast sink, wood worksurfaces, tiled splashbacks, two double glazed sash windows, ceiling spotlights, tiled flooring with underfloor heating and glazed doors to the garden room.

**GARDEN ROOM (12'6 x 12')** Two sets of sliding doors and a set of French doors leading to the rear garden, double glazed windows and tiled flooring with underfloor heating.

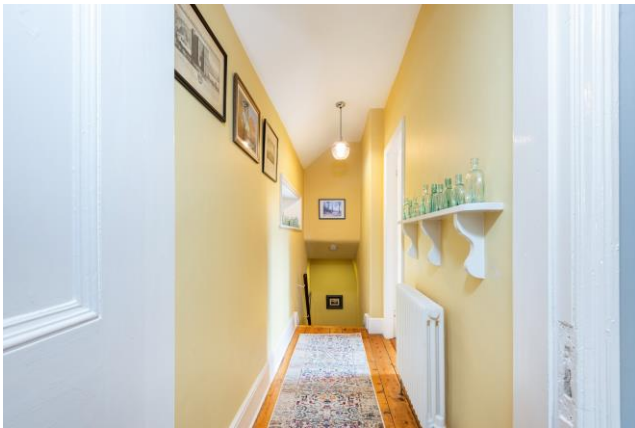
#### 4/ STATION HOUSE, NAWORTH, BRAMPTON



GARDEN ROOM

#### FIRST FLOOR

LANDING Original wood floorboards, double glazed window, cast iron radiator, doors to bedrooms 1 and 2.



LANDING

BEDROOM 1 (17' max x 14'7 max) Double glazed sash windows to the front and side with fantastic views over the railway line and woodlands. Two radiators, original decorative cast iron fire, built-in storage cupboard, original wood floorboards and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (5'6 x 4') Three piece suite comprising fully boarded shower cubicle, wash hand basin and WC. Tiled splashbacks, heated towel rail, wood effect flooring and ceiling spotlights.

## 5/ STATION HOUSE, NAWORTH, BRAMPTON



EN-SUITE SHOWER ROOM



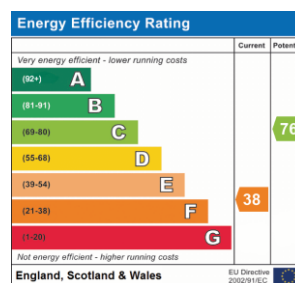
BEDROOM 2

**BEDROOM 2 (11'9 max x 10'5 max)** Double glazed sash window to the front with superb views over the railway and woodlands. Original built-in wardrobe, radiator and original wood floorboards.

**OUTSIDE** To the front of the property is a pretty gravelled garden incorporating wild flowers along with off-street parking for two/three vehicles. To the rear of the property there are stunning landscaped gardens incorporating lawn, floral borders with well-established mature trees and plants, sandstone paved patio, external sockets and water supply, a well providing private water supply to the property and pathway leading to a further garden area, which would make an ideal vegetable garden, with garden shed and fruit trees. At the side of the house the patio continues with access to a workshop and spacious shed – both with power, and a log store with original cobbled floor.



6/ STATION HOUSE, NAWORTH, BRAMPTON



TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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\*UK Rightmove, Market Share Information  
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