



Weigh Office | Cliburn





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Freehold





Calling All Railway Enthusiasts! A stunning Example Of A Sympathetic Renovation To The Station House, Signal Box And Weigh office. Sale Price Includes 4.5 Acres Of Land, 14 Acres Of Unprotected Woodland, Small Caravan Site Affiliated With Motorhome And Caravan Club. The entire estate will accommodate up to 26 people excluding guests on the caravan site. Calling All Railway Enthusiasts! A stunning Example Of A Sympathetic Renovation To The Station House, Signal Box And Weigh office. Sale Price Includes 4.5 Acres Of Land, 14 Acres Of Unprotected Woodland, Small Caravan Site Affiliated With Motorhome And Caravan Club.



The entire estate will accommodate up to 26 people excluding guests on the caravan site. Both the Signal Box and the Weigh office are currently used as holiday lets and yield an impressive income, alongside a small certified location caravan site which is also included in the sale and is affiliated with The Motorhome and Caravan Club. This area is also home to a BK Bluebird Sheraton 2006 static caravan that faces to the East and enjoys uninterrupted views to the Pennines. The Estate boasts a large barn that could be developed, with correct planning consent, into another large family home or to further holiday let cottages.

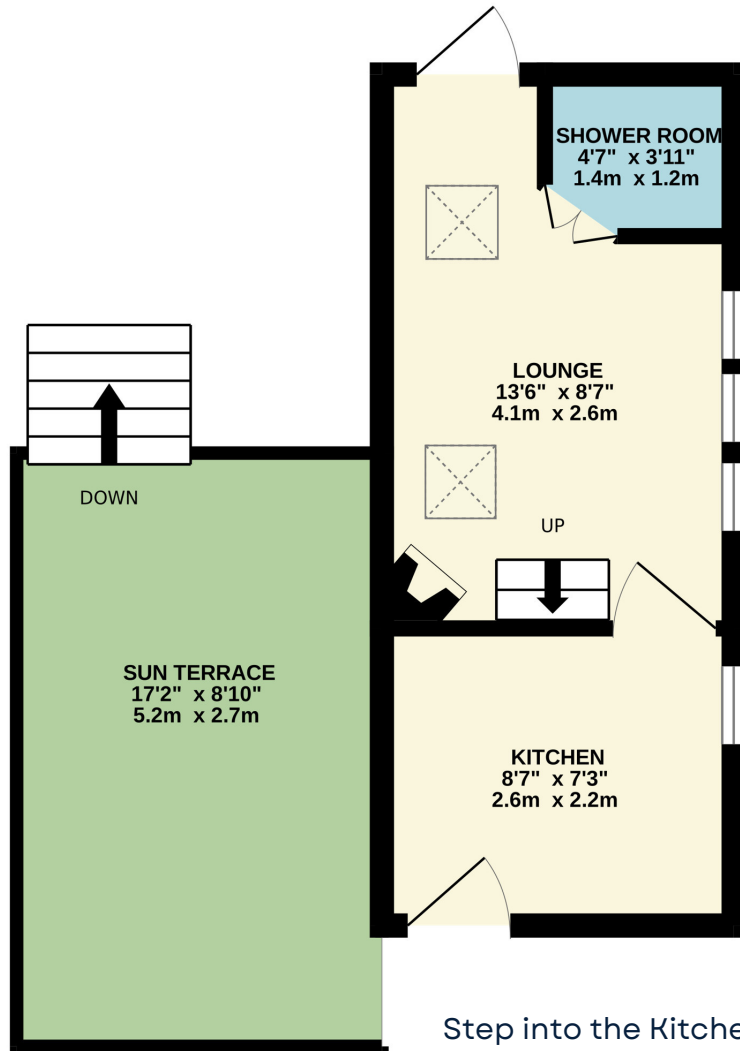




The sandstone building of the former Weigh Office sits quietly in the landscape, and is a beautiful building in its own right. An incredible example of what can be achieved in a small space!

A private parking space looks out onto the woodland where there is a decked terrace where your guests can enjoy quiet coffee, alfresco dining or simply a glass of wine in the calmness that is the beautiful Eden Valley.





Shower Room

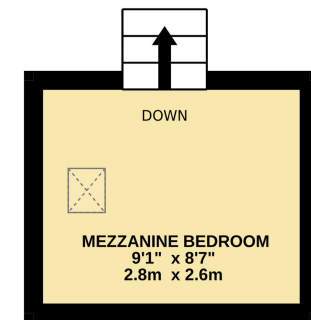
The shower Room of the Weigh Office has been designed to accommodate a full shower room in a small compact space. A circular shower enclosure and corner low flush WC alongside a small sink all fit into this space without it feeling crowded.

Lounge

the Lounge of the Weigh Office is a welcoming space with views out to the Signal Box. The lounge is large enough for a good sized two seater sofa and has the same flooring from the kitchen, giving a seamless flow. Underfloor heating keeps the room a constant temperature and the lovely log burner allows an added boost of heat when the nights get cooler

Kitchen

Step into the Kitchen of the Weigh Office and you are greeted with a lovely cosy kitchen which is neutral toned cream cabinetry with wooden bun handles a pitch pine ceiling with LED lights. The flooring is continuous throughout which is porcelain tile wood effect and has underfloor heating.



Bedroom Mezzanine

The bedroom mezzanine (2.8m x 2.6m) is accessed via a pull out wooden ladder that is attached to the wall. The bedroom space is large enough for a double bed and has a roof light which gives spectacular views of our famous 'dark skies' on clear nights.

The Essentials



The Crown Inn
2.7 miles



M&S
7.4 miles
Aldi
8.1 miles



The Strickland Arms
4.0 miles



Well Pharmacy
Penrith
6.0 miles





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Scan to visit our website!

Suite 8, Willow Mill, Caton, LA2 9RA
01524 256625
team@lunevalleyestates.com
lunevalleyestates.com