

# Cumbrian Properties

## 2 South Lodge, Orton Park, Carlisle



**Price Region £325,000**

Gatehouse cottage circa 1839 | Grade II listed  
3/4 bedrooms | 2 bathrooms | Spacious parking  
Recently renovated & extended | Landscaped gardens

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## 2/ 2 SOUTH LODGE, ORTON PARK, OFF WIGTON ROAD, CARLISLE

An immaculately presented, recently extended and renovated, three bedroom, two bathroom, Grade II listed gatehouse cottage circa 1839. The property is offered in excellent decorative order throughout with quality fixtures and fittings and a modern twist whilst retaining many original features. The accommodation briefly comprises hexagonal lounge, sitting room, kitchen, dining room, three bedrooms, two bathrooms and spacious attic room. Landscaped gardens and parking.

Situated just off the A595 benefiting from easy access to the western bypass and with a range of local amenities close at hand including Dobbies, Cranstons Foodhall and the Orton Grange complex incorporating café, shop, The Shearing Shed hairdressers and The Loft Beauty Rooms. Sold with the benefit of no onward chain.

The double glazed and gas central heated accommodation with approximate measurements briefly comprises:

### **Entrance door into lounge.**

**LOUNGE (20' x 15'3)** Cast iron open fire in an inglenook fireplace with sandstone back and hearth and timber surround. Three sliding sash windows, two radiators, exposed beams and lintels, doors to dining area and sitting room.



LOUNGE

**SITTING ROOM (15'7 x 13')** Original fireplace housing a living flame coal effect gas fire on a sandstone hearth with feature marble surround. Double glazed sliding sash window, two radiators, exposed ceiling beams, access to inner hall and door to kitchen.



SITTING ROOM

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**KITCHEN (13'6 x 8'8)** A range of base units with complementary granite worksurface incorporating a Belfast sink with mixer tap. Range style cooker with four ovens, grill, five ring gas hob and hotplate in a feature brick-built fireplace with tiled splashbacks and wooden mantle. Plumbing for washing machine, three built-in cupboards, display cabinet, beamed ceiling and spotlights, slate tiled floor, double glazed window and door to the rear. Double doors to the dining room.



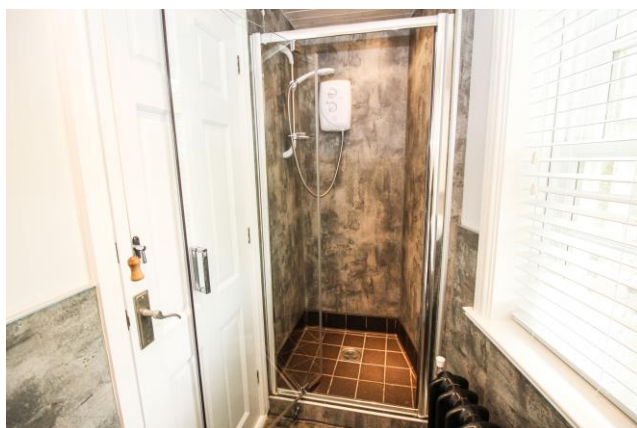
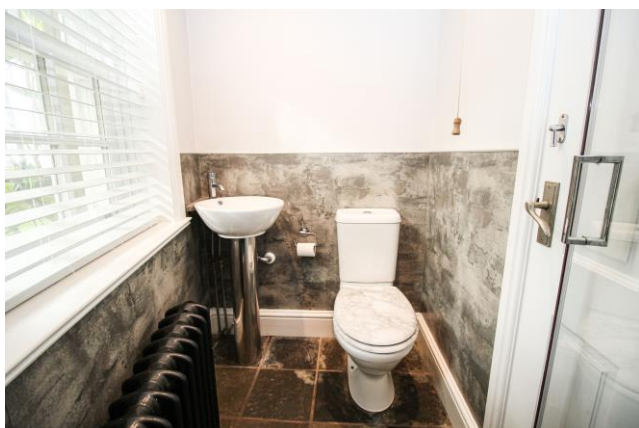
KITCHEN

**DINING ROOM (9' x 7')** Radiator, exposed ceiling beams and spotlights, slate tiled floor, door to shower room and door to the side.



DINING ROOM

**SHOWER ROOM (5'8 x 4')** White three piece suite comprising electric shower in walk-in cubicle, low level WC and wash hand basin. Tiled flooring, radiator, sliding sash window and ceiling spotlights.



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**INNER HALL** Tiled flooring, built-in storage cupboard, doors to bedrooms and bathroom.

**BATHROOM (10'4 x 9')** Three piece suite comprising freestanding cast iron claw foot bath with shower above, low level WC and wash hand basin. Tiled flooring, radiator, ceiling spotlights, double glazed frosted window and walk-in airing cupboard housing the Baxi boiler.



BATHROOM

**BEDROOM 1 (12'6 x 9'8)** Double glazed window, radiator and tiled flooring.



BEDROOM 1

**BEDROOM 2 (11' x 9'8)** Built-in wardrobes, feature cast iron fireplace (decorative purpose only), radiator and French doors to the side garden.



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**BEDROOM 3 (12'9 x 10')** Double glazed sliding sash window, radiator, tiled flooring and stairs to the attic room/bedroom 4.



BEDROOM 3

**ATTIC ROOM/BEDROOM 4 (20' x 12')** Sloping ceiling, double glazed window, three radiators and under eaves storage.



ATTIC ROOM/BEDROOM 4

**OUTSIDE** The property is approached via wrought iron gates which open onto a spacious gravelled driveway providing off-road parking for several vehicles. The main garden is to the rear of the property where you will find beautifully landscaped gardens, mainly laid to lawn with well-stocked flower borders, block paved patios and two garden sheds. Further low maintenance gravelled garden area with flower beds, water feature/pond and outside tap.



GATED ENTRANCE



PARKING

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GARDENS



EPC TO FOLLOW