



Station House | Cliburn





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Freehold





Nestled within the green landscape of the Eden Valley, down a quiet and meandering country lane sits Station House. A grand and beautiful heritage building that was once the main train line for Cliburn. The property has no listed restrictions. Built in 1860 and decommissioned a mere 90 years later, this stunning example of restoration and renovation has been home to the current vendors for 20 years where they have lovingly converted the former Station, Signal Box and Weigh Office into something truly spectacular... Welcome home to the estate of Station House... Driving through some of the most spectacular scenery that Eden has to offer and located a short drive from Penrith and the village of Morland; Station House, The Signal Box and The Weigh Office stands proudly amongst the landscape on its own 4.5 acre plot with unending views across the Pennines and open rolling fields of green and gold.



An impressive 14 acres of mature and unprotected wood land belongs to the Estate, and this abuts the Southern boundary giving privacy and a spectacular show of nature all year around. The entire estate sits upon 4.5 acres of beautiful Cumbrian countryside and has a place in Eden's heart as a much-loved piece of history that is an incredible family home with the added benefit of a holiday let business. The estate provides enough space and land for the business to expand into something much larger than the current owners have developed. This is a rare opportunity to build on a thriving business and to create something truly spectacular. A Dutch barn has been converted into a stable which is currently home to a family of three horses that current guests get to see cantering through the open fields and paddock at the rear of The Signal Box.



Built in 1860, Station House commands views like no other and is the most beautiful piece of Victorian architecture.

With sandstone mullioned windows, and a plethora of original features, Station House has been stripped back to brick and put back together with love, care and attention by the current owners. Walk up the gravel driveway to a flagged patio area and your imagination takes you back to gentleman in bowler hats with newspapers under their arms awaiting a train for their morning commute.

The views from this vantage point are incredible, with the dramatic Pennines to the East and the woodland in front of you. The location of this estate is nothing short of spectacular!

The serene and green gardens of Station House provide a haven to all. Quiet views out to the open countryside, character from the edge of the old platform forms a border for mature planting. The 'Quiet Garden' has been created to give another area of privacy and tranquillity and is a gravel and planted area that is semi circular with treated timber boards that create a private and quiet enclosure.

With views out to the paddock, spend time here watching the wildlife that this garden attracts and breathe...

The rear of the property is also home to a green house and many fruit bushes, some of which line the drive as you enter the estate. Station House Estate comes with an impressive 14 acres of woodland that does not contain any TPO's and can be accessed from either the road, or from the fields at the end of the estate. The fields to the rear total 3.4 acres.

A useful open garage houses four vehicles and in addition, the driveway can accommodate multiple vehicles.

The large barn is an ideal storage space, or with correct planning, could be converted in to extra living accommodation or be developed into a further two holiday cottages. Planning advice can be obtained from Westmorland and Furness Council.

The Dutch barn has been converted into a stables with livery for three horses.

The Caravan site, which is certified location, has pitches for five touring caravans and is affiliated with the Motorhome and Caravan Club. There is electric hook up, chemical waste and water.





Bedroom Three

Bedroom Three has been designed with the needs of teenagers in mind! The large room has maximised on floor space by creating the most incredible 'Mezzanine' bed that sits elevated in the room. Accessed via a wooden pull out ladder that sits neatly against the wall, the bed is a full sized double and creates a 'nook' below where a tilt and turn window has views out to the garden and The Signal Box. The square bay window gives views out to the Paddock. The floorspace created could easily take another double bed if needed.

Family Bathroom

This room would also have been part of the Waiting Room for the station and retains some original features. The family Bathroom at Station House has been meticulously designed by the current owners to provide a calming and warm space for soaking in the full sized bathtub or showering in the large shower enclosure. Water pressure is abundant, thanks to the pressurised water system. The heated towel rail will ensure warm towels as you step out of the shower or tub. The beautifully designed vanity unit is the perfect place to display beautiful essentials and the modern low flush WC is discreet and sleek.

Bedroom Two

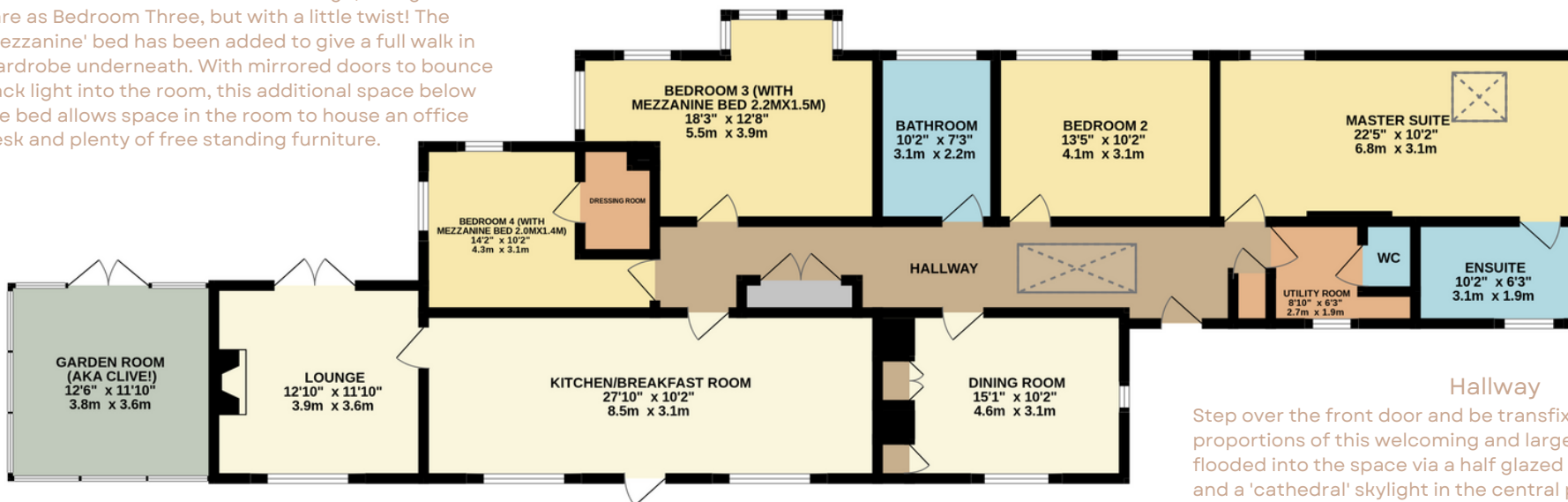
This room would have been part of the Waiting Room for the station and retains some original features. The space and light in Bedroom two is incredible. Large enough for a large double bed and plenty of floor standing furniture. The views are over to the garden and the surrounding Paddock. The room is ideal as a guest room or fourth bedroom for a growing family.

Master Suite

The Master Suite was part of the original Ladies Waiting Room for the station and has views out to the garden and paddock to the rear. A sumptuous space, the Master Suite is large enough for a king sized bed and plenty of freestanding furniture. A tilt and turn full sized window looks out onto the Pennines. The room has a higher vaulted ceiling thanks to a sympathetic extension and a roof window allows more stunning Cumbrian light to flood in. From this side of the room is where you will find access to the delightful and spacious Ensuite.

Bedroom Four

Bedroom Four has had the same design, thought and care as Bedroom Three, but with a little twist! The 'Mezzanine' bed has been added to give a full walk in wardrobe underneath. With mirrored doors to bounce back light into the room, this additional space below the bed allows space in the room to house an office desk and plenty of free standing furniture.



Lounge

The double aspect window allows the light to flood through and enjoys views out onto the garden and wood. Through full patio doors and out to the rear aspect we can access the rear gardens. The Multifuel stove will give the room a cosy glow in winter and the place to be on a chilly Cumbrian night. The sandstone back hearth adds character and charm to the room.

Garden Room

Also known affectionately as Clive by the current owners... 'Clive' is a timber frame construction that enjoys awe inspiring views. With a stone flagged floor, timber roof and a beautiful feature timber wall, 'Clive' provides a quiet retreat for those looking for a tranquil space to relax. A place to refresh ones mind and soul, 'Clive' is the most stunning Garden Room that will be enjoyed by family and friends alike.

Kitchen/ Breakfast Room

The large family kitchen is beautifully designed to give sheer joy to any culinary enthusiast. High end appliances which include an eye level double oven, an induction hob, dishwasher and vast fridge freezer and all sit within stunning cabinetry from Howdens to create a sleek and modern finish. The sunken one and a half porcelain sink sits under just one of the windows in this room and gives views out onto the woodland beyond. Above the sink is a 'Quooker' style hot water tap, thus negating the need for a kettle! The Kitchen is zoned from the breakfast area via a small breakfast bar with cupboard storage underneath. The light is gained from two large windows and a half glazed composite door that leads out onto the front terrace.

Hallway

Step over the front door and be transfixed by the size and proportions of this welcoming and large open hallway. Light is flooded into the space via a half glazed composite front door and a 'cathedral' skylight in the central portion of the room. The décor is light and neutral and the perfect space for kicking off muddy shoes after a long walk. Underfloor heating is the main form of heating throughout the house and each room has it's own thermostatic control and can be zoned if necessary.

Dining room

An elegant space that has been decorated in 'As Hot As Mustard' with added touches of teal to the soft furnishing to add drama to any formal occasion. This beautiful room has views out to both the front and a small slit window gives views out to the Pennines. The room is also home to very clever hidden storage which fills one wall. An ideal space to hide office files for those working from home or just the family clutter if needed.

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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