



Signal Box | Cliburn





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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.



An impressive 14 acres of mature and unprotected woodland 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.



Welcome to this charming converted signal box! Nestled amidst picturesque surroundings, this unique property seamlessly blends history with modern living. The interior features an upside down layout with ample natural light streaming through the original windows. The cosy living space boasts exposed brick walls, high ceilings, and a functional fireplace. The compact yet efficient kitchen is equipped with all you will need for an unforgettable stay. Down the pine staircase, you'll find a beautiful bedroom with lovely views and a well-appointed ensuite bathroom.

The accommodation will comfortably sleep four people but is ideal for a party of two.

Outside, the private garden patio will allow guests a peaceful retreat. With its rich history and contemporary comforts, this converted Signal Box offers a truly one-of-a-kind living experience.

A rare and truly incredible chance to own a piece of railway history. The Signal Box has been lovingly converted into the most stunning one bedroom getaway for those looking for something unique.

The heating is provided via a ground source heat pump that gives underfloor heating to the property and hot water. The heating system also provides underfloor heating to the Weigh Office.

The Signal Box is an upside down house that sits proudly behind its smart white gates and enjoys some of the most spectacular views that Eden Valley has to offer!

Built at the same time as the Station House, this little control centre operated the train line for the Stainmore Line that ran through Cliburn from 1860 until its decommission in the 1950's. The timber frame has been restored into the most incredible space that has had railway enthusiasts talking excitedly since its renovation.





Kitchen

Up through the wooden steps and into the half glazed door takes you into the kitchen of The Signal Box. A delightful space awaits!

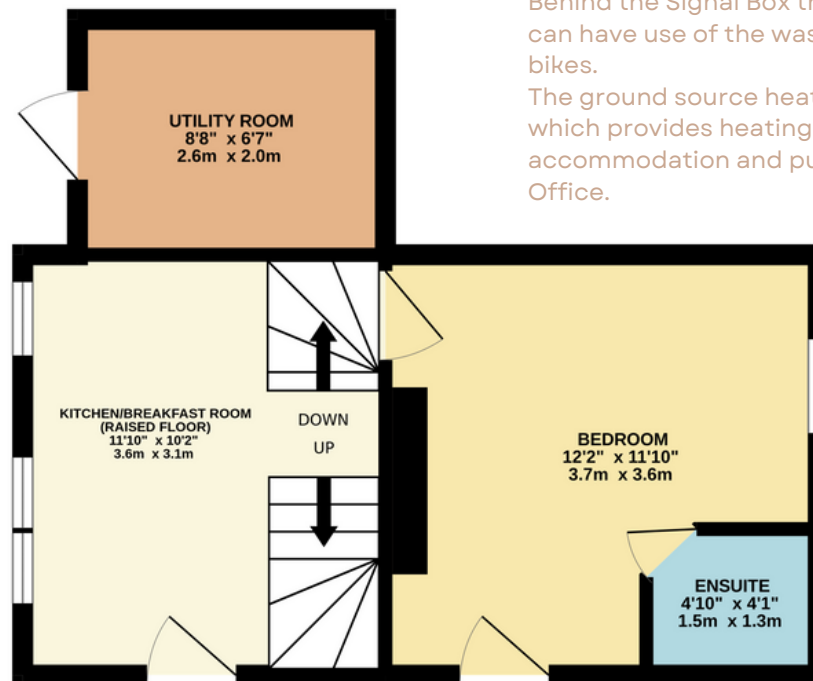
Beautiful cream cabinetry sits seamlessly in the space and allows visitors and guests a private space in which to cook and eat. The small dining nook is adequate for four people but still gives enough room for the busy cook to whip up a delicious supper.

The kitchen has a porcelain tile wood effect floor which is heated via an underfloor heating system.

There are understairs cupboard to hide those muddy boots!

The beautiful features in this room add character and charm and include a wooden staircase that leads to the downstairs bedroom and ensuite and up to the main living area.

The central feature is the red railway brick wall that has feature inlay which the stairs sit companionably against.



1ST FLOOR
184 sq.ft. (17.1 sq.m.) approx.

Utility Room

Behind the Signal Box there is a space where guests can have use of the washing machine and hide away bikes.

The ground source heat pump is also housed here which provides heating and hot water to the accommodation and pumps heat to the Weigh Office.

Bedroom and Ensuite

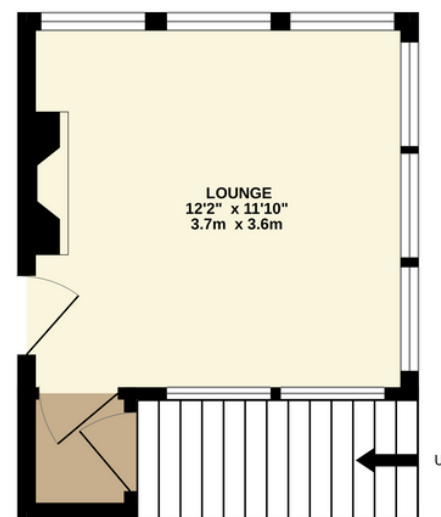
The double bedroom of The Signal Box is a cosy and welcoming space that gives wonderful views and a sense of calm as you enter. The red railway brick of the front wall is the main feature of the room. A door leads out on the gravel driveway and the ensuite (1.5m x 1.3m) has been cleverly designed to give a full shower room experience and does not compromise on style

Lounge

For any railway enthusiast, the Lounge will have your heart racing! For those that enjoy breath taking views, this room will not disappoint... The high vaulted ceiling has been painted in calming and cool colours of pale green and sage which enhances the light and airy feeling... oh and speaking of light? This room has it in abundance! With windows to three sides, the views are panoramic and allow the views and daylight to pour in.

The underfloor heating keeps the room beautifully warm and for those super chilly days, light the log burner that sits in the red railway brick chimney, with a sandstone lintel.

A door leads you to the main entrance of the Signal Box where the Signal Box workers would have entered this historic building, this is now a space to hang your rain coats or just to admire the views.



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