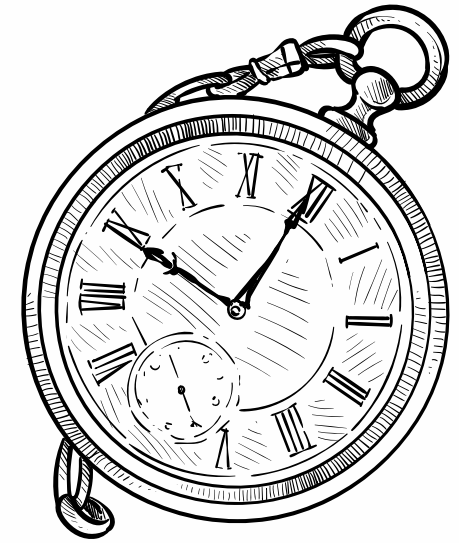


*Station House Estate*

**CLIBURN**



# STATION HOUSE ESTATE



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 stand 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.







Property Type:

*Detached*

Square Footage:

*1815* sqft

Council Tax Band

*C*

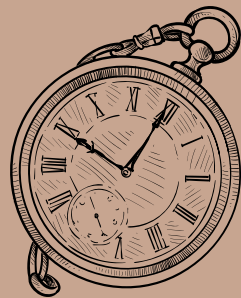
EPC Rating

*D*

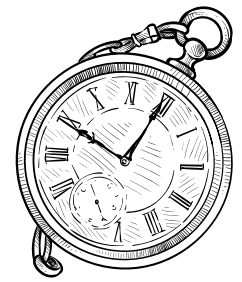
Tenure

*Freehold*

*Take a closer look...*



# Station House Estate



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.

A USEFUL OPEN GARAGE HOUSES FOUR VEHICLES AND IN ADDITION, THE DRIVEWAY CAN ACCOMMODATE MULTIPLE VEHICLES.

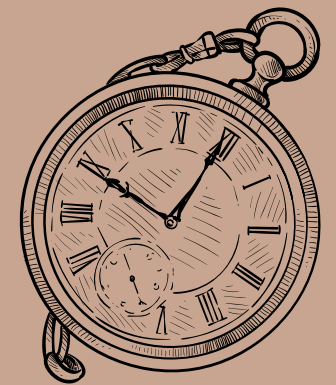
THE LARGE BARN IS AN IDEAL STORAGE SPACE, OR WITH CORRECT PLANNING, COULD BE CONVERTED IN TO EXTRA LIVING ACCOMMODATION OR BE DEVELOPED INTO A FURTHER TWO HOLIDAY COTTAGES. PLANNING ADVICE CAN BE OBTAINED FORM WESTMORLAND AND FURNESS COUNCIL.

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.

Station House, Signal Box, Weigh Office







STATION HOUSE ESTATE





GARDENS



PARKING



GARAGE



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.





Zzz... 9000













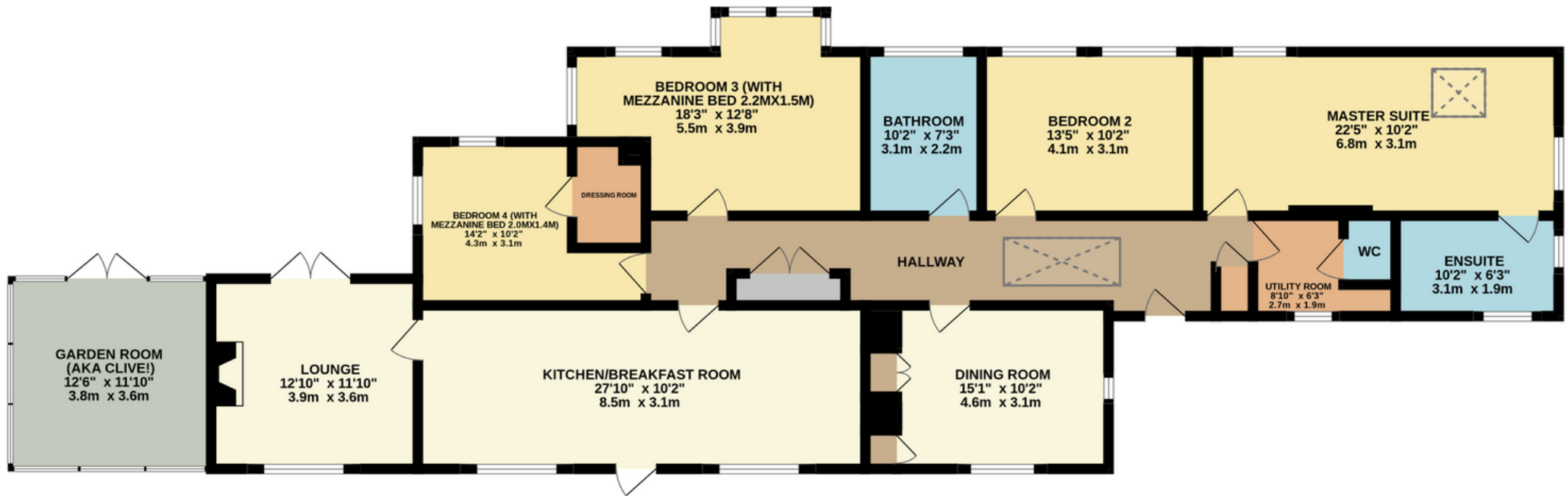




Weigh Office





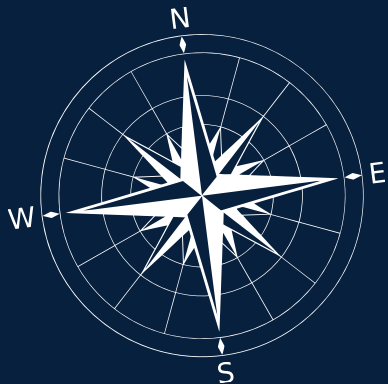


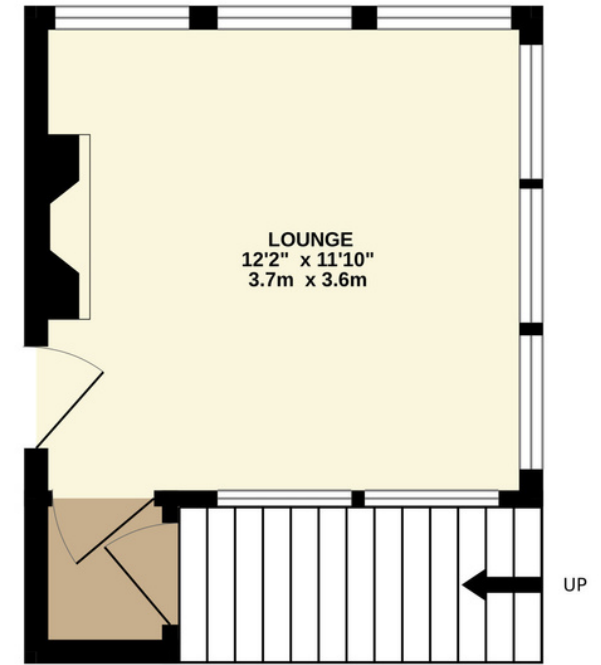
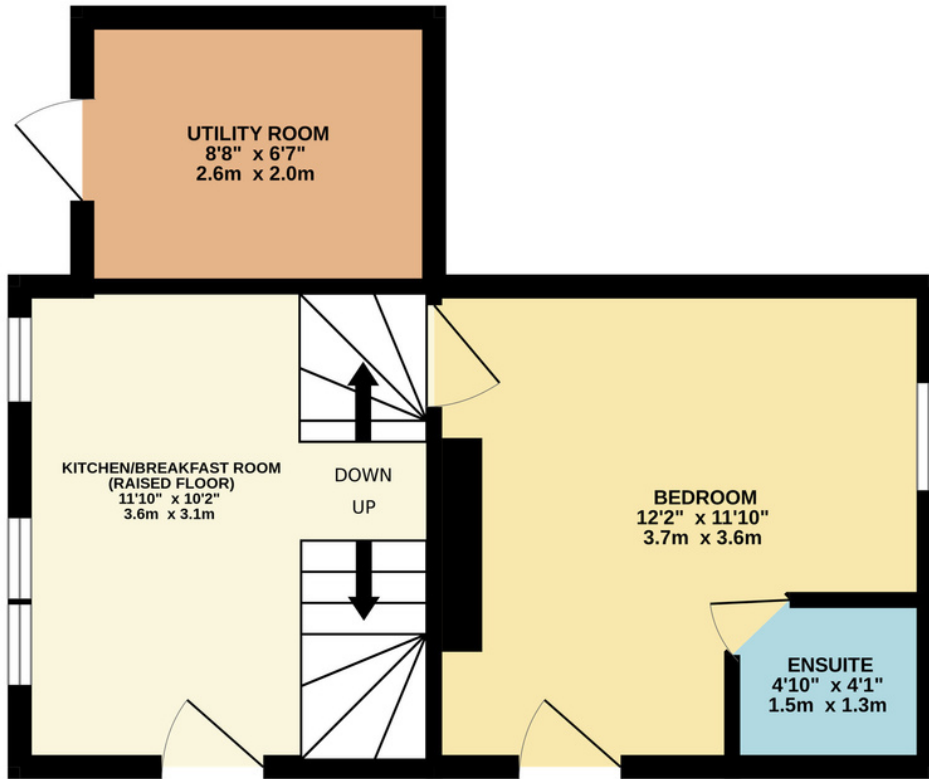
**Total Floor Area: 1815 sq.ft (168.6 sq.m) approx.**

## Station House

Ground Floor: 1815 sq.ft (168.6 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





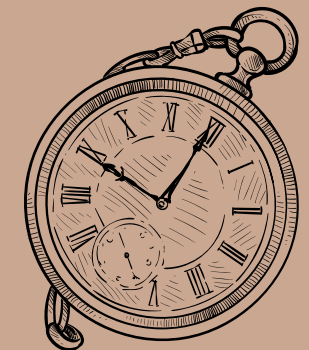
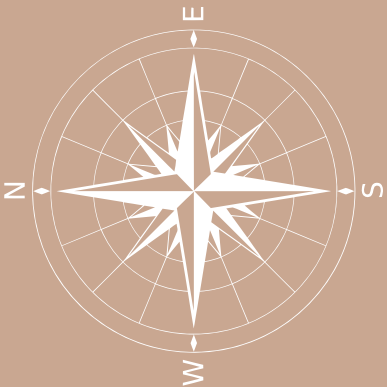
**Total Floor Area: 500 sq.ft (46.4 sq.m) approx.**

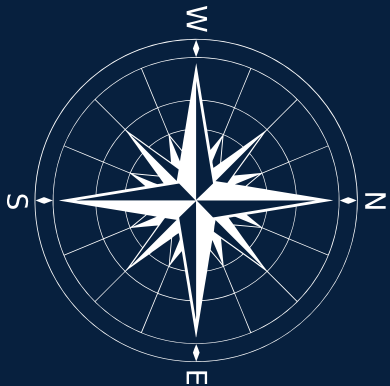
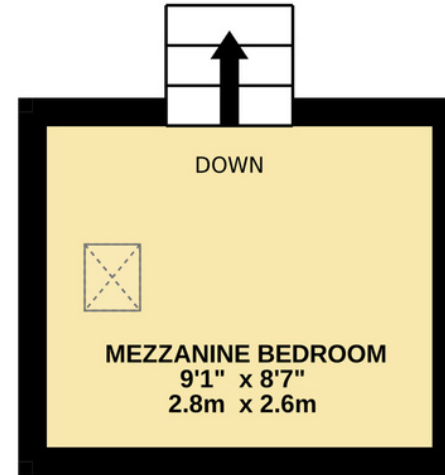
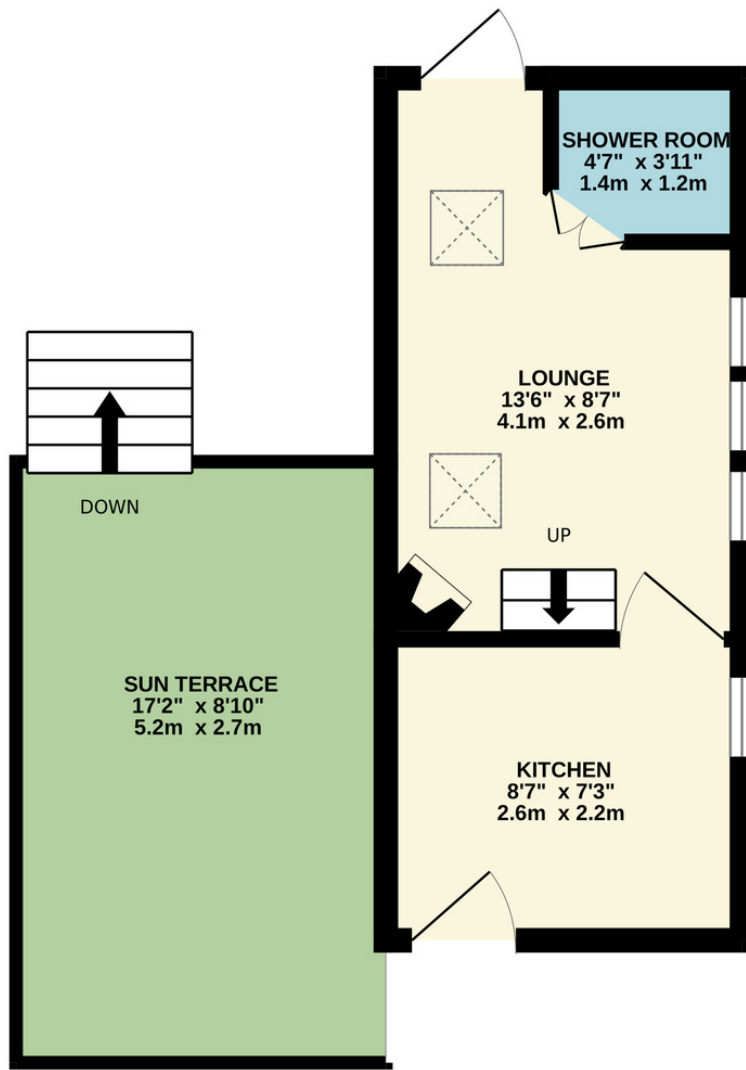
### Signal Box

Ground Floor: 315 sq.ft (29.3 sq.m) approx.

1st Floor: 184 sq.ft (17.1 sq.m) approx.

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**Total Floor Area: 240 sq.ft (22.3 sq.m) approx.**

### Weigh Office

Ground Floor: 174 sq.ft (16.2 sq.m) approx.

1st Floor: 66 sq.ft (6.1 sq.m) approx.

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