







A well appointed three bed lodge house in a pleasant rural garden site. Two reception rooms. Breakfast kitchen. Two ground floor bedrooms. Bedroom three & bathroom to first floor. Attached garage. Conveniently located for Brampton, Carlisle & the A69. Plenty of character throughout.

Entrance hall | living room | kitchen | utility | dining room | two ground floor bedrooms | first floor bedroom and bathroom | attached garage | garden | EPC rating F.

#### SITUATION & DESCRIPTION

Conveniently located just two miles from the popular market town of Brampton, Naworth Lodge is an attractive stone lodge house, built in the mid 19th century, which has been modernised yet retains considerable character. The principle living accommodation to the ground floor is spacious, with the living room benefiting from a pleasant southerly aspect and an attractive living flame gas fire. Two double bedrooms on the ground floor are complimented by an additional double bedroom with velux window to the first floor, where the family bathroom is also located. The well appointed breakfast kitchen leads through to the dining room, which has double doors to the patio and garden.

The market town of Brampton provides an excellent range of amenities including a popular secondary school, a regular bus service to Carlisle and Newcastle as well as being ideally situated for access to the A69 for Newcastle and it's International Airport. The M6 motorway is also a little over 8 miles to the west. There are also a number of leisure pursuits close to hand including Brampton Golf Club and Talkin Tarn Country Park. Hadrian's Wall World Heritage Site is also on the doorstep. A little further afield is Carlisle, the region's capital, which has a superb range of social, leisure and retail opportunities. There is an attractive central pedestrianised area and an impressive cathedral and castle. The city benefits from being on the West Coast Mainline which provides fast and frequent services to London from 3 hours





23 minutes and non-stop to Glasgow. The city's central railway station serves many other destinations including the Lake District, West Cumbria, Edinburgh, Newcastle, Manchester, Manchester Airport and Birmingham.

#### OUTSIDE

The property sits behind a mature hedge and is approached by a paved path and a gated gravel driveway providing parking. The property is surrounded by lawns on all sides and has a patio area which is accessed from the dining room. The property benefits from an elevated position which offers far reaching views from the upper floor. A large garage provides useful extra storage space.

#### SERVICES

Mains water and electricity. Private septic tank drainage. LPG gas central heating. Partial double glazing.

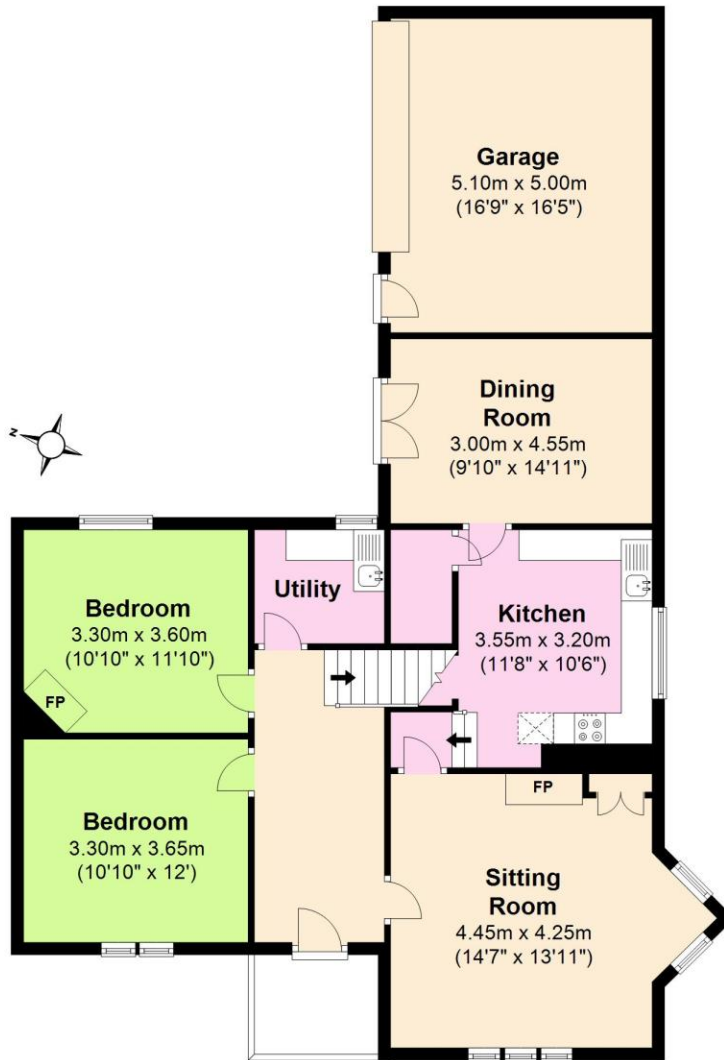
#### TENURE

Freehold.



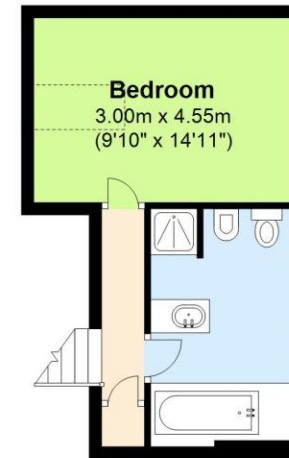
## Ground Floor

Approx. 116.7 sq. metres (1255.8 sq. feet)



## First Floor

Approx. 26.3 sq. metres (283.3 sq. feet)



Total area: approx. 143.0 sq. metres (1539.1 sq. feet)