





Situation and description

Impressive Grade II* listed Calendar house circa 1840 was the work of the well renowned designer John Dobson. The property itself, although created in Victorian times, has many Tudor Gothic influences. The building comprises twelve unique apartments all of which retain significant character. Holme Eden Hall is perfectly placed less than five miles from the ancient city of Carlisle, the region's capital and Cathedral city of historic interest. Carlisle has an excellent range of social, leisure and retail opportunities and is served by the West Coast Mainline providing regular direct services to London in around 3 hours 20 minutes.

Holme Eden sits splendidly in its own extensive grounds being both picturesque and open to the River Eden. Communications are excellent including for the A69 and the M6 motorway. Newcastle Airport is approximately one hour by car. Holme Eden Hall is well placed for access to the region's areas of historic and natural interest notably Hadrian's Wall, the Eden Valley, the Lake District National Park and the Solway coast. The apartment is low maintenance and has its own front door and entry phone. Access to the grounds is via electronic security gates. It would make a wonderful holiday home.



Hall

Stairs to lower ground floor. Sash window with shutters. Entry phone.

Sitting room

Generous reception room. Sash windows with shutters. Rural aspect to River Eden. Fireplace with living flame

coal effect gas fire.

Bedroom

Sash windows with shutters to front elevation.

Ensuite shower room

Modern white three piece suite.

Lower ground floor

Hall featuring cornice with stone features. Entry phone. Access to courtyard.

Living dining kitchen

Vaulted ceiling. Flagged floor. Large arched window to courtyard. Extensive range of fitted base units. Range cooker. Concealed cooker hood. Appliances include a dishwasher, fridge and freezer. Granite worktops.

Utility room

Plumbing for automatic washing machine. Boiler and hot water cylinder.

Bedroom

Vaulted ceiling.

Ensuite shower room

New white three piece suite.

Bathroom

New white three piece suite.

Outside

Attractive gardens. Two allocated parking spaces adjacent to the front door. Inner lower ground courtyard providing an outdoor area and access to a



very useful store.

Services

Mains water, electricity, gas and drainage. Gas C.H.

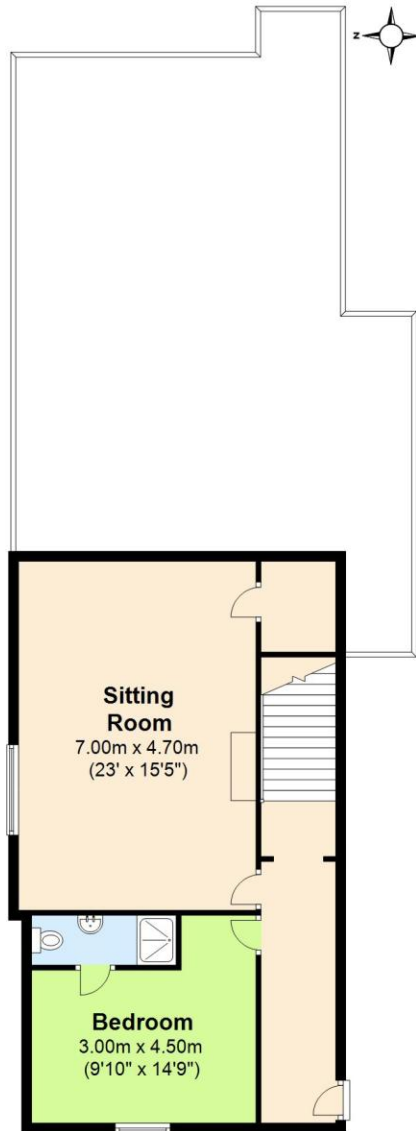
Tenure

Leasehold - 999 years from 2004. Communal service charge approximately £2,200 per annum. The leasehold also entitles a share in the freehold. EPC exempt.



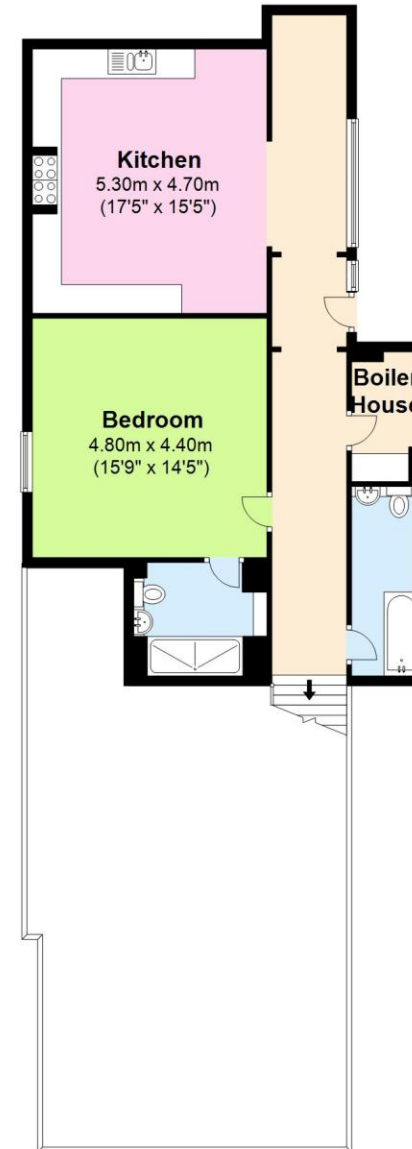
Ground Floor

Approx. 69.8 sq. metres (751.2 sq. feet)



Lower Ground Floor

Approx. 83.6 sq. metres (899.5 sq. feet)



Total area: approx. 153.4 sq. metres (1650.7 sq. feet)