

**WILKES
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Residential
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Smithy House, Lockhills, Armathwaite, Carlisle, CA4 9ST



- **Charming, Quirky and Spacious Country Cottage with Adjoining Annex**
- **Delightful Rural Setting in the Eden Valley with Excellent Views**
- **Large Living Room + Kitchen Dining Room with Walk in Pantry**
- **3 Double Bedrooms and Bathroom + Annex with Sleeping Gallery and Shower Room**
- **Generous, Attractive Cottage Gardens**
- **Off Road Parking for Several Vehicles + Wooden Garage/Workshop**
- **Large Covered Parking Suitable for a Motorhome**
- **Double Glazing, Oil Central Heating + Multi Fuel Stoves**
- **Tenure- Freehold. Council Tax Band - D. EPC - E**

Asking price £515,000

In a small cluster of houses, a mile to the north of the village of Armathwaite in the heart of the Eden Valley, Smithy House is a charismatic, characterful and comfortable home, offering space and flexibility. The original cottage has been extended into the adjoining buildings, including a recent conversion of an outhouse to create an annex.

In the main building, the living space is centred around a large living room, circa 400 Sq. ft and a spacious and attractive dining kitchen, ideal for family gatherings as well as there being a study, a utility room, a cloakroom, three double bedrooms and a bathroom, with shower and bath. The annex, perfect as a guest suite or even an Air B&B, has a lovely sitting area with a sleeping gallery above and there is a well appointed shower room.

Being set in around 0.46 of an acre, Smithy House has plenty of parking for several vehicles, including a large purpose built, modern steel framed open car port, suitable for a high sided vehicle, such as a large motorhome and there is also a timber built garage/workshop.

The attractive gardens offer peace and privacy along with some excellent views across the surrounding countryside.

In short, this appealing and enigmatic home enjoys a tranquil location with excellent access to the local amenities and the surrounding countryside and will suit those looking for a rural retreat with space, flexibility and views.

Location

From Penrith, head North on the A6 and drive to High Hesket. Turn right off the A6 in the dual carriageway section, signposted to Armathwaite. Drive into the village of Armathwaite and keeping on the main road, head North, signposted to Wetheral. Lockhills is a small cluster of houses, approximately 1 mile and Smithy House is on the left.

The what3words position is; narrating.student.animals

Amenities

Armathwaite is a beautiful Eden Valley village with plenty of good access to the surrounding country side and along the River Eden. In the village there is; a primary school a village shop with Sub Post Office, 2 public houses and a railway station on the Settle - Carlisle line.

Penrith is a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by fuel oil. Drainage is to a private treatment plant, located within the boundary of Smithy House.

Currently, the available internet speed is 74 Mbps through Rebel.

Tenure Freehold

The property is freehold.

The council tax is band D.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a UPVC double glazed door to the;

Porch

uPVC double glazed windows to three sides, stone flooring and an MCB consumer unit. A part glazed timber panelled door opens to the;

Living Room 13'1 by 25' 8 + 7 '6 x 8' 7 (3.99m by 7.62m 2.44m + 2.13m '1.83m x 2.44m' 2.13m)

To one end of the room is an inglenook fireplace with stone hearth and back and a rustic timber mantle and to the other end is another inglenook with stone hearth and lintel, oak mantle and having a multi fuel stove. There is a large exposed beam to the ceiling, two double glazed windows to the front and a double glazed window to the side with exposed stone lintel which gives a view across the surrounding countryside.



There are two double radiators, a TV aerial point, satellite lead and a telecoms point. UPVC double glazed double doors open to the rear garden. A part glazed stripped pine door opens to the inner hall, a stripped pine door opens to the study and a pine panelled door opens to the laundry room.



Study 6'2 x 6'4 (1.88m x 1.93m)

With a single radiator and a uPVC double glazed window.

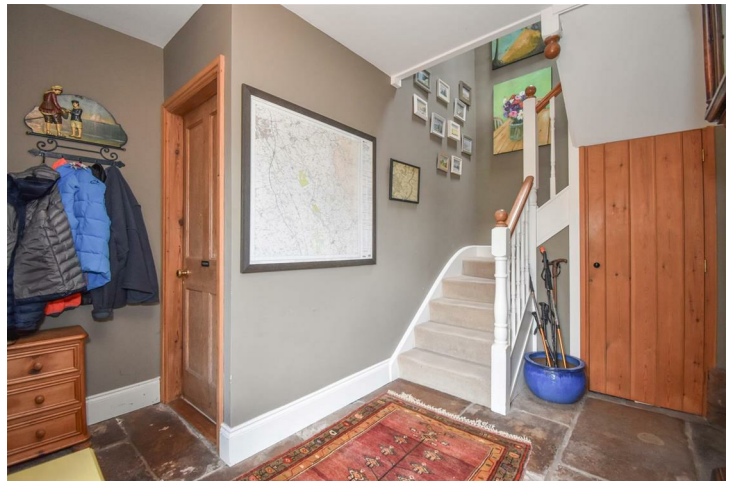


Laundry/Utility Room 6'1 x 13' 9 (1.85m x 3.96m' 2.74m)

To one side of the room are base units and a tall cupboard, a grey work surface incorporating a stainless steel single drainer sink with mixer tap and there is plumbing for a washing machine and space for a tumble dryer. There is a double radiator, uPVC double glazed windows overlooking the rear garden and a hardwood stable door opening to the outside.

Inner hall 12'11 x 6'6 (3.94m x 1.98m)

Stairs lead to the first floor with painted spindles, a polished wood handrail and a storage cupboard below. The flooring is stone, there is a single radiator, a tall multi pane window overlooking the front patio and stripped pine doors off to the cloakroom and;



Kitchen 11' x 13'10 + 10 x 9' (3.35m x 4.22m + 3.05m x 2.74m)

Fitted with a range of cream cottage style units and a wood block work surface incorporating a ceramic Belfast sink with mixer tap and tiled splashback. There is an electric two oven AGA range as well as an electric oven and ceramic hob with cooker hood. The ceiling is open to the apex with exposed purlins and the flooring is ceramic tiled.

One wall is natural stone with a double glazed arched window looking out across the front patio and the surrounding countryside. There is a uPVC double glazed window and a part double glazed stable door opening to the side porch. A part glazed sliding door opens to a;



Walk In Pantry 8'4 x 7'11 (2.54m x 2.41m)

Having shelving to either side, ceramic flooring and two uPVC double glazed windows, with exposed lintels, to the rear.



Side Porch 10'5 x 8'1 (3.18m x 2.46m)

Being a uPVC double glazed frame set on a low wall and having slate flooring and exposed stonework to two sides. A uPVC double glazed door opens to the front and a part glazed oak door opens to the annex.



Cloakroom

Accessed from the inner hall.

Fitted with a toilet having a concealed system and a wash basin with cabinet below. The flooring is tiled, the walls are part tiled and there is a chrome heated towel rail and an extractor fan.



First Floor-Landing

The ceiling is open to the apex exposed timber purlins and there is a double glazed roof window and two uPVC double glazed windows to the front looking out across the valley. Stripped pine doors open to the bedrooms and the bathroom.



Bedroom One

A built-in wardrobe gives hanging and shelf space as well as housing the hot water tank. There is an exposed beam to the ceiling and a ceiling trap gives access to the roof space. There is a single radiator and uPVC double glazed windows faced to the front .



**Bedroom Two 9'8 x 10' 5 (2.95m x 3.05m
1.52m)**

Having a single radiator and a uPVC double glazed window to the rear.



Bedroom Three 13'1 x 9' (3.99m x 2.74m)

There is a single radiator and uPVC double windows to the front and side a view across the valley to the surrounding countryside.



Bathroom 9'8 x 5'5 (2.95m x 1.65m)

Fitted with a toilet, a winged wash basin set in a cabinet, a square ended bath with mixer handset shower taps and a separate shower enclosure with marine board to two sides and a mains fed shower over. The walls are part tiled, the floor is tiled and there is a chrome heated towel rail, an extractor fan and the uPVC double glazed window to the rear. A ceiling trap gives access to a second roof space.



A part glazed oak door from the side porch opens into the;



Annex 9'11 x 16'2 max (3.02m x 4.93m max)

A multi fuel stove to one corner is set on a stone hearth with tiling behind. The ceiling is open to the apex with exposed timbers and a double glazed roof window. The flooring is broad oak boards, the woodwork is natural oak and there is a modern column radiator, a uPVC double glazed window to the rear and a high uPVC double glazed windows with wooden shutters.



An oak plank door with Suffolk latch opens to the shower room and stairs with natural wood handrail and spindles lead up to a sleeping gallery.



Shower Room 5'9 x 10'10 max (1.75m x 3.30m max)

Fitted with a contemporary toilet, a wash hand basin with pillar taps, cupboard below and lighted mirror. A large low step shower enclosure having marine board to two sides and a Mira sport electric shower over. The floor is tiled and there is a heated towel rail/radiator, an extractor fan and a uPVC double glazed window.



Outside

Smithy House is accessed through a five bar gate to a gravel driveway which leads across the front of the house to a parking and turning area at the side.



Immediately to the front of the house is a sandstone flagged patio with an attractive rose and flower garden to one side and with a beech hedge to the front allowing good privacy.



To one side of the driveway is a;

Timber Garage

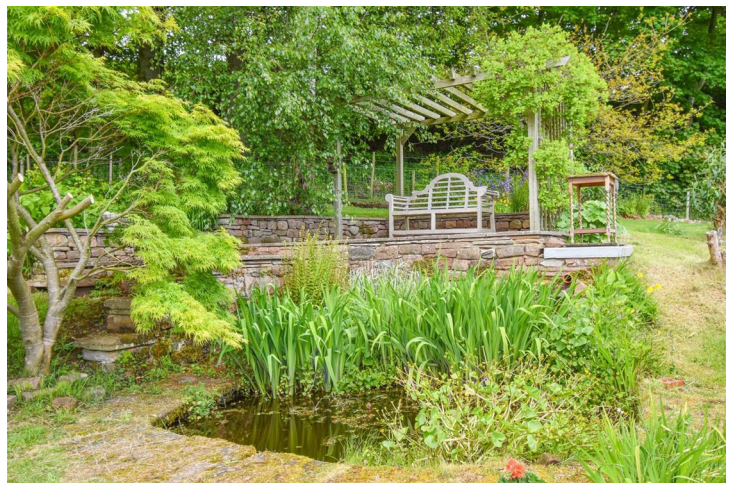
With double wooden doors to the front and windows to the side

The driveway parking area leads up to a;

Open Sided Barn

Being a modern steel frame with a concrete base.

The garden is mainly to the west gable of Smithy House, being laid mainly to grass with mature shrub and flowering borders, a large central vegetable patch, and an attractive garden pond with raised patio above having a pergola over with honeysuckle growing over.



Steps down from the open building and a path around the eastern gable of the house lead to the rear garden, laid mainly to grass and stepped down with a well stocked flowering bed at the bottom end.

There is a further stone flagged patio accessed from the living room doors.



To the top end is a timber summer house, in need of repair.



Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

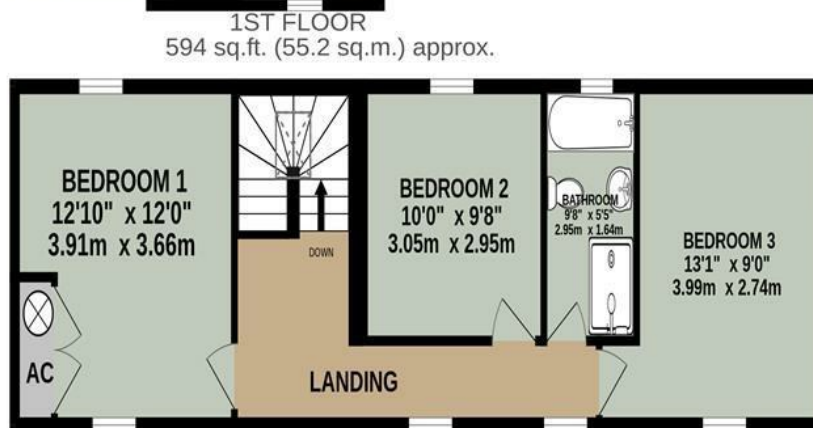
Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

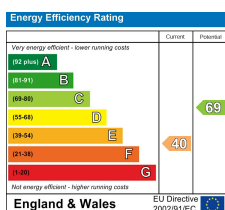
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



TOTAL FLOOR AREA : 1864 sq.ft. (173.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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