



# Nord Vue Lodge

Armathwaite, Carlisle, Cumbria, CA4 9TN.

# Nord Vue Lodge, Armathwaite, Carlisle, Cumbria.

**A charming lodge cottage in a sought after and convenient rural location close to a popular village.**

Armathwaite 1 mile | Carlisle 10 miles | Penrith 10 miles

## **DIRECTIONS**

From Carlisle, head south on the A6 and turn left for Armathwaite on the south end of High Hesket village. Nord Vue Lodge is on the right side after about 1 mile.

**Sitting Room | Kitchen | Utility Cloakroom/WC | 2 Bedrooms Family Bathroom | Generous wrap around Garden | Off Street Parking for two vehicles Beautiful Views | Sought after Location**

## **THE PROPERTY**

Nord Vue Lodge is a delightful period lodge cottage built with landmark red Eden sandstone under a slate roof. It encompasses traditional features and offers an opportunity to create a lovely home with a cosy and welcoming atmosphere. The property is situated at the entrance gates of Nord Vue Farm and is nestled privately within generous gardens. Located only a mile from the sought after village of Armathwaite the property enjoys glorious views across the peaceful landscape of

the Eden Valley.

An entrance porch opens into the sitting room which has a feature cast iron open fireplace with decorative surround and a bay window that overlooks the garden. A door from the sitting room leads into a breakfasting kitchen incorporating a range of shaker base and wall mounted units which in turn leads to a generous utility room with cloakroom/W.C. There is an appealing timber floor in these ground floor rooms.

There are two bedrooms and a family bathroom on the first floor with a separate shower cubicle accessed from the landing. Nord Vue Lodge is currently unoccupied and has been the subject of some significant improvement projects in the past. The windows are double glazed and the kitchen units are of high quality. The next owner is likely to want to make some decorative improvements.

## **OUTSIDE**

Generous gardens laid mostly to lawn wrap around the property and afford a good degree of privacy. There is a range of outhouses on the southeast corner of the house which forms a small courtyard and provides some potential to extend the house (subject to necessary consents). There is space to park two cars on the opposite side of the drive which leads to Nord Vue Farm and potential to create additional parking space on the same side of the drive as The Lodge.





## LOCATION

Nord Vue Lodge is located in an attractive part of the iconic Eden Valley and provides all the charm of rural life while being just a short distance (1 mile) from the excellent range of local amenities within Armathwaite including a shop, post office, primary school, some Inns, and the scenic Settle to Carlisle Railway that provides regular services, making this an ideal position for commuters and those wanting to explore the stunning Yorkshire Dales and Lake District National Park. Nearby transport connections include the A6 and the M6, There are train stations at Carlisle and Penrith on the West Coast Main Line with additional cross country rail services.

## GENERAL

Services: Mains water and electricity are connected. Foul drains are to a septic tank located outside the boundary. Oil fired central heating.  
Local Authority: Eden District Council  
Tenure: Freehold  
Council Tax Band: Band C  
EPC: Rated F

## VIEWING

Strictly by appointment with Galbraith, Hexham office  
Tel: 01434 693693 Email: hexham@galbraithgroup.com

## ANTI MONEY LAUNDERING (AML) REGULATIONS

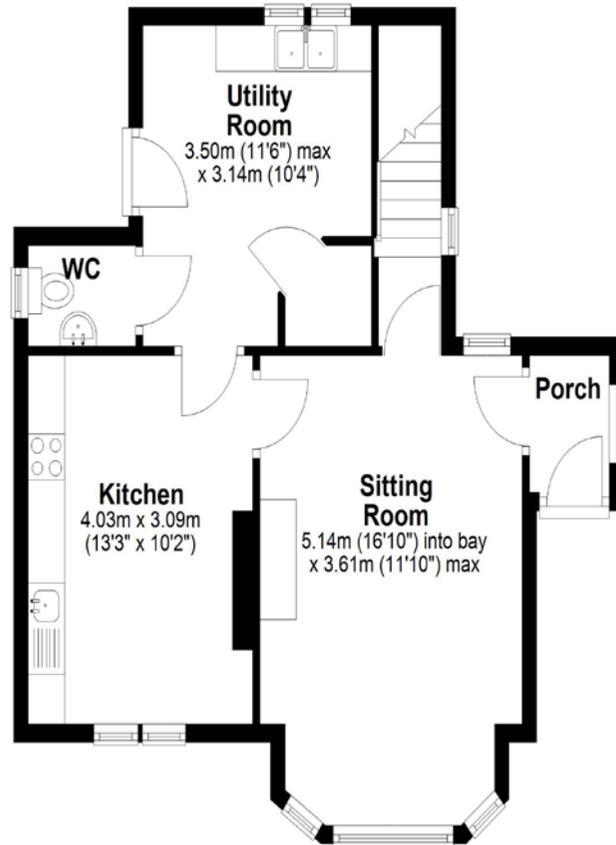
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



Hexham Business Park, Burn Lane, Hexham,  
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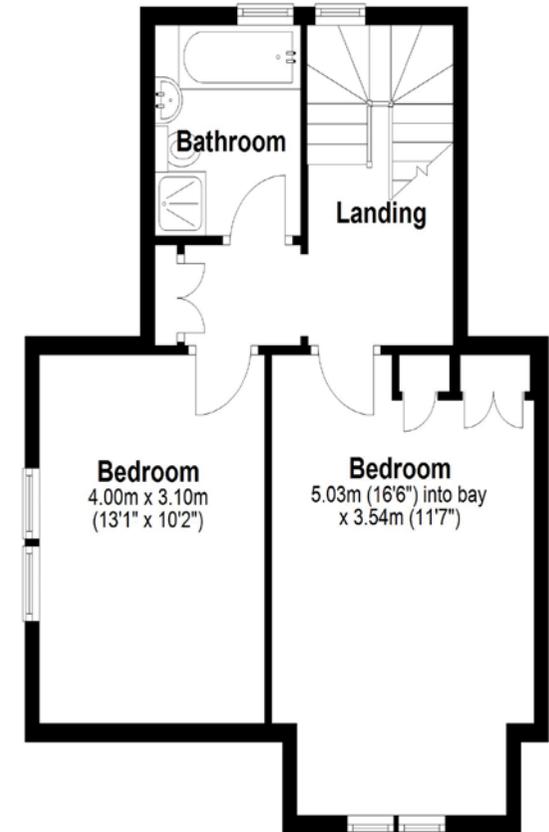
## Ground Floor

Approx. 48.9 sq. metres (526.3 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.3 sq. feet)



Total area: approx. 93.9 sq. metres (1010.6 sq. feet)  
Nord Vue Lodge, Armathwaite

## IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared April 2025. Photographs taken February and April 2025.