

Harker Lodge

HARKER | CARLISLE | CUMBRIA



FINEST
PROPERTIES



HOPE'S
LAND AGENTS



A fine Grade II Listed Georgian country house
with established grounds, courtyard, paddock,
woodland and separate cottage

M6 J44 0.5 miles | Carlisle City Centre 3.5 miles | Carlisle Lake District 6.6 miles
Gretna Green 7.3 miles | Keswick 36.2 miles | Newcastle International Airport 55.8 miles





Accommodation in Brief

Harker Lodge

Entrance Hallway | Sitting Room | Dining Room | Snug | Kitchen | Utility | Office
Ground Floor Bedroom | Ground Floor Shower Room | Five First Floor Bedrooms
Bathroom | WC | Attic Rooms

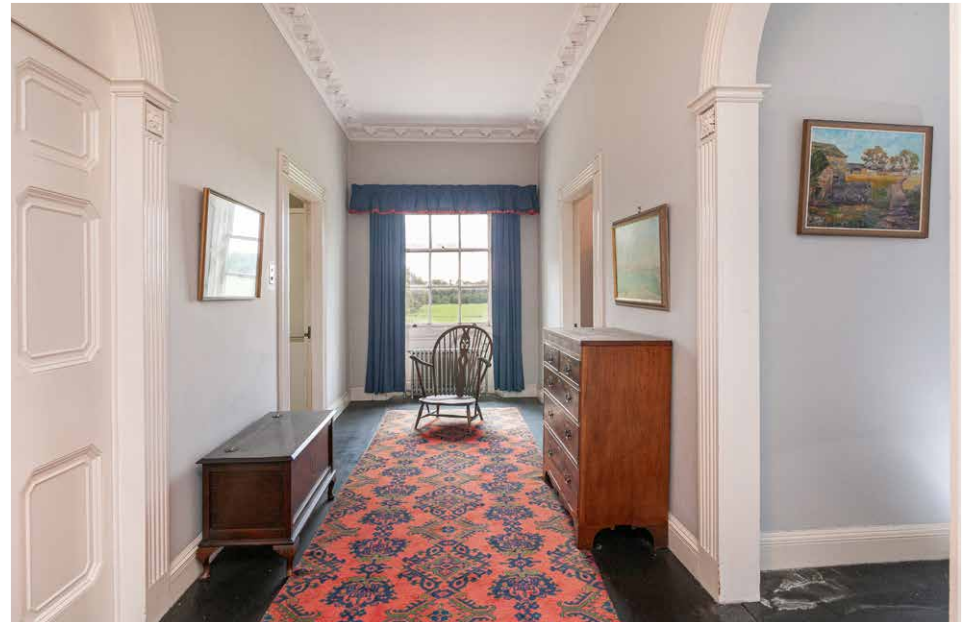
Double Garage | Parking Courtyard | Outbuildings | Two Paddocks
Woodland | Gardens | Over 6.5 Acres In All

Garden Cottage

Sitting Room | Kitchen | Principal Bedroom
Dining Room/Bedroom | Bathroom

Garden







The Property

Harker Lodge is an impressive Grade II Listed Georgian country house with a wealth of character. The property rests in over 6.5 acres of grounds, including a wonderful courtyard with a range of outbuildings wrapping around, established gardens, paddocks and an area of woodland. In addition, Garden Cottage is a separate dwelling nestled within the grounds offering further accommodation over one storey. The cottage is already let out and as such is producing an income stream. Overall, Harker Lodge has great scope to update and renovate, with the potential for a stunning family home. The outbuildings could be developed into office units, subject to obtaining the necessary consents, delivering a potential income stream.



Harker Lodge

Originally built in the mid-18th century with an early 19th century façade, the property retains lovely period elements and character. The main entrance offers a striking welcome, with four Tuscan columns framing the doorway. The entrance hall has a beautiful ornate ceiling, as do the two principal reception rooms. The sitting room is flooded with light from elegant full height windows. The dining room is similarly impressive, with a magnificent ceiling rose and detailed cornicing. Both rooms have lovely fireplaces and original solid oak floors. There is also a cosy snug providing more informal entertaining space. The kitchen has a fantastic five door gas-fired AGA as a centrepiece. There is ample space for a table and chairs, providing the perfect spot for casual day-to-day dining. The kitchen served by a utility with a range of white goods, Belfast sink, additional sink, further storage and a useful walk-in pantry. A glazed porch leads out to the courtyard. A hallway leads from the kitchen to an office, ideal for working from home, and the ground floor bedroom. This bedroom is served by a shower room.

From the main hallway, a sweeping staircase rises to a dual landing. The first landing leads to the front of the house and a wide hallway. This provides access to the truly expansive principal bedroom, a superb guest bedroom and a dressing area. These bedrooms are light and bright with multiple windows overlooking the lawn at the front. There is also stairway access from the landing to the upper floor which is not currently boarded but could provide excellent additional storage.

The second landing leads to three further bedrooms, including two doubles and one single. The bedrooms are served by a family bathroom along with a separate WC. There is ample storage throughout the house, and all the accommodation feels open and spacious.



Garden Cottage

Garden Cottage is nestled within the grounds to the west of Harker Lodge. Offering accommodation over one storey, the cottage provides ancillary accommodation to the main house. It could be used for a variety of purposes, including guest accommodation, space for dependent relatives or as an additional income stream if let out to a tenant. The property is currently let out on an Assured Shorthold Tenancy and is therefore producing an additional income stream.







Externally

A sweeping gravelled driveway leads to the grand front façade and an extensive parking and turning area. A second entrance leads to the courtyard to the rear of the property. There is a vast range of outbuildings at Harker Lodge, all of them two storey, including a double garage, gardeners store, workshop, store rooms, boiler house and stables. Buildings wrap around the enclosed cobbled courtyard, and could be converted into office spaces, subject to the necessary consents.

The grounds encompass two enclosed paddocks and fabulous mature gardens laid mainly to lawn with sandstone pathways. There is also an area of woodland beyond the larger of the paddocks offering a haven for wildlife. In all the property extends to over 6.5 acres.

Local Information

Harker Lodge is located north of Carlisle with excellent access to the M6, Scotland, the Solway Coast, the Lake District National Park and only a couple of miles from the course of Hadrian's Wall. The surrounding countryside offers excellent walks and outdoor opportunities. Carlisle is within easy reach and offers a comprehensive range of social, leisure, retail and cultural opportunities with an attractive pedestrian area and an impressive cathedral and castle.

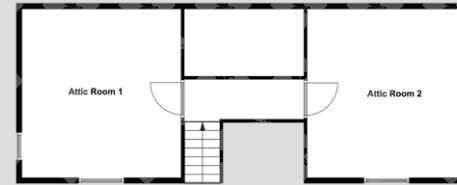
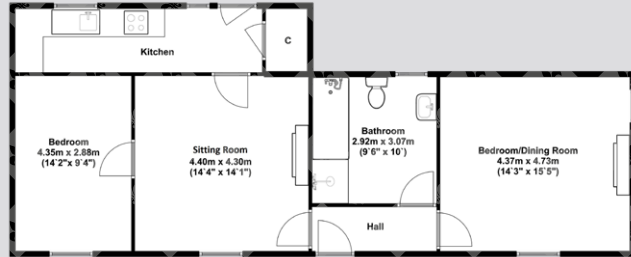
For schooling, there are several primary and secondary schools all within easy reach, whilst private schooling is offered at Austin Friars School in Carlisle.

The property is well positioned for public transport, access to surrounding villages and the M6 for onward travel north and south, while the A69 provides easy access to Newcastle in the east. There is a rail station in Carlisle providing excellent main line services to major UK cities north and south. Carlisle Lake District Airport with free parking currently provides flights to Belfast, Dublin and London Southend.



Floor Plans

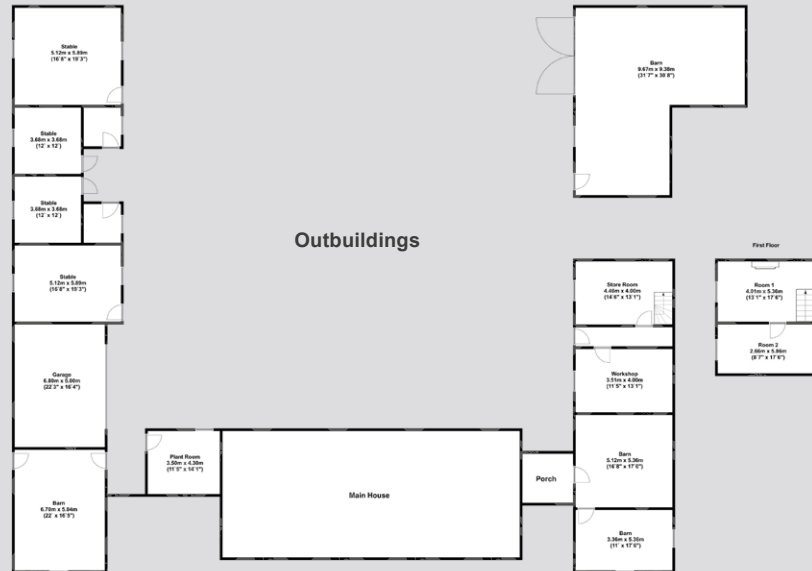
Garden Cottage



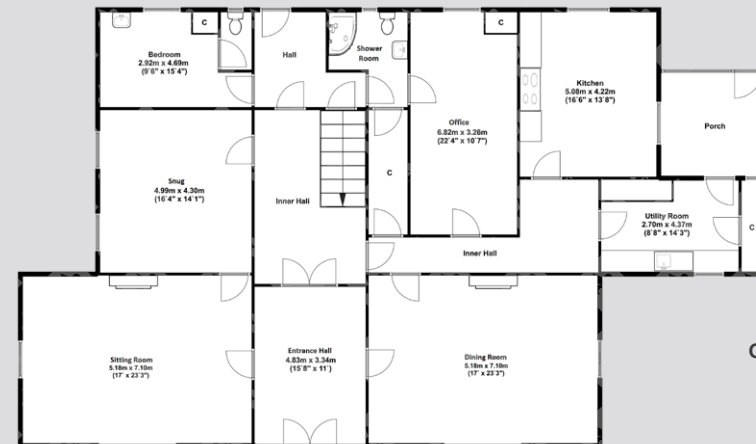
Second Floor



First Floor



Outbuildings



Ground Floor

Directions

From Junction 44 of the M6, exit heading north on the A7. After 0.5 miles, the entrance to Harker Lodge is on the left-hand side leading to the front of the house. There is a second entrance slightly further up the road which leads to the courtyard.

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains water (metered) and electricity.
Private drainage. Gas-fired central heating.

Postcode

CA6 4HP

Council Tax

Band G

EPC

Exempt

Tenure

Freehold

Viewings Strictly by Appointment

Please contact Finest Properties or Hope's Auction Company.
Details can be found on the back page of this brochure.





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HOPE'S
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