



Lough House
Little Orton | Carlisle | Cumbria | CA5 6EP

LOUGH HOUSE



A characterful country home in a secluded setting, with established kennels and gardens extending to approximately two-thirds of an acre.



KEY FEATURES

Surrounded by fields and woodland, Lough House enjoys a peaceful position on the edge of Little Orton, just a short drive from Carlisle. Approached along a private gravel track, this distinctive home combines generous living spaces and period features with wraparound gardens and a substantial kennel building, offering scope for a range of uses.

Thought to date from around 1850, the property was historically a pig farm and is now home to a successful kennels business. It would equally suit those seeking a private country home with space to pursue smallholding interests. Deer, birds and other wildlife are regular visitors, adding to the appeal of this secluded rural setting.

The current owners have lived here since June 2013. A new roof and heating system were installed shortly before their arrival, and the boiler was replaced approximately four years ago. The property has also been stripped and repainted using Norwegian breathable paint.

The Accommodation

The rear entrance opens into a generous kitchen and dining room, where high pitched ceilings and roof windows create a bright, airy space. Practical tiled flooring and room for coats and boots make this a welcoming everyday entrance, while a breakfast bar provides a sociable spot for morning coffee or conversation while cooking.

The kitchen offers ample storage, with space for a dishwasher, washing machine and American-style fridge freezer. A wine fridge and substantial range-style cooker complete the space, the latter featuring a double oven, grill, slow-cooking oven and seven-burner gas hob supplied by bottled gas.

A couple of sandstone steps lead into the open-plan dining and living room. An exposed brick fireplace houses a multi-fuel stove, creating a warm focal point, while a decorative arch gently defines the two areas. Natural wood flooring in the dining area gives way to carpet in the sitting area, making this a comfortable room for both entertaining and quiet evenings. Large sash windows frame views across the surrounding fields.

The main hallway retains a wealth of character, with Victorian geometric floor tiles, high ceilings and decorative coving. From here, the front door opens to the gardens, and a further reception room provides an inviting alternative space to relax. Windows on two sides bring in natural light and garden views, complemented by natural wood flooring, decorative ceiling details and an open fire with a hand-painted fireplace.

A useful cloakroom beneath the stairs features decorative wood panelling and bold tiling.







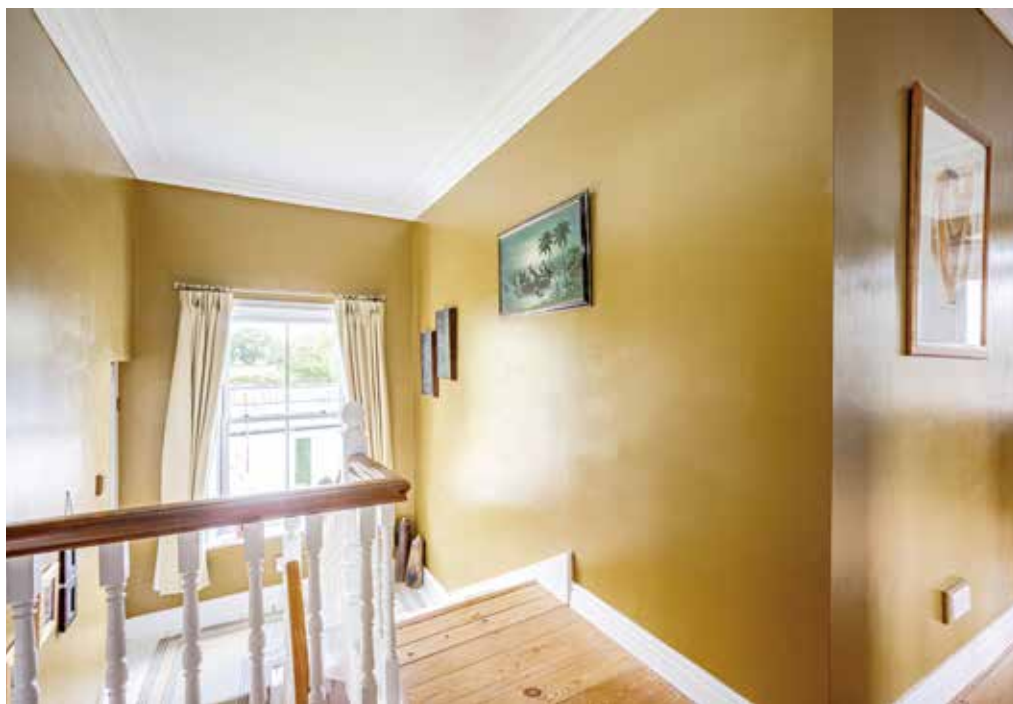






A traditional staircase, finished with a carpet runner and iron stair rods, rises to a half landing illuminated by a large sash window. Here, the spacious family bathroom includes a shower and a separate freestanding bath.

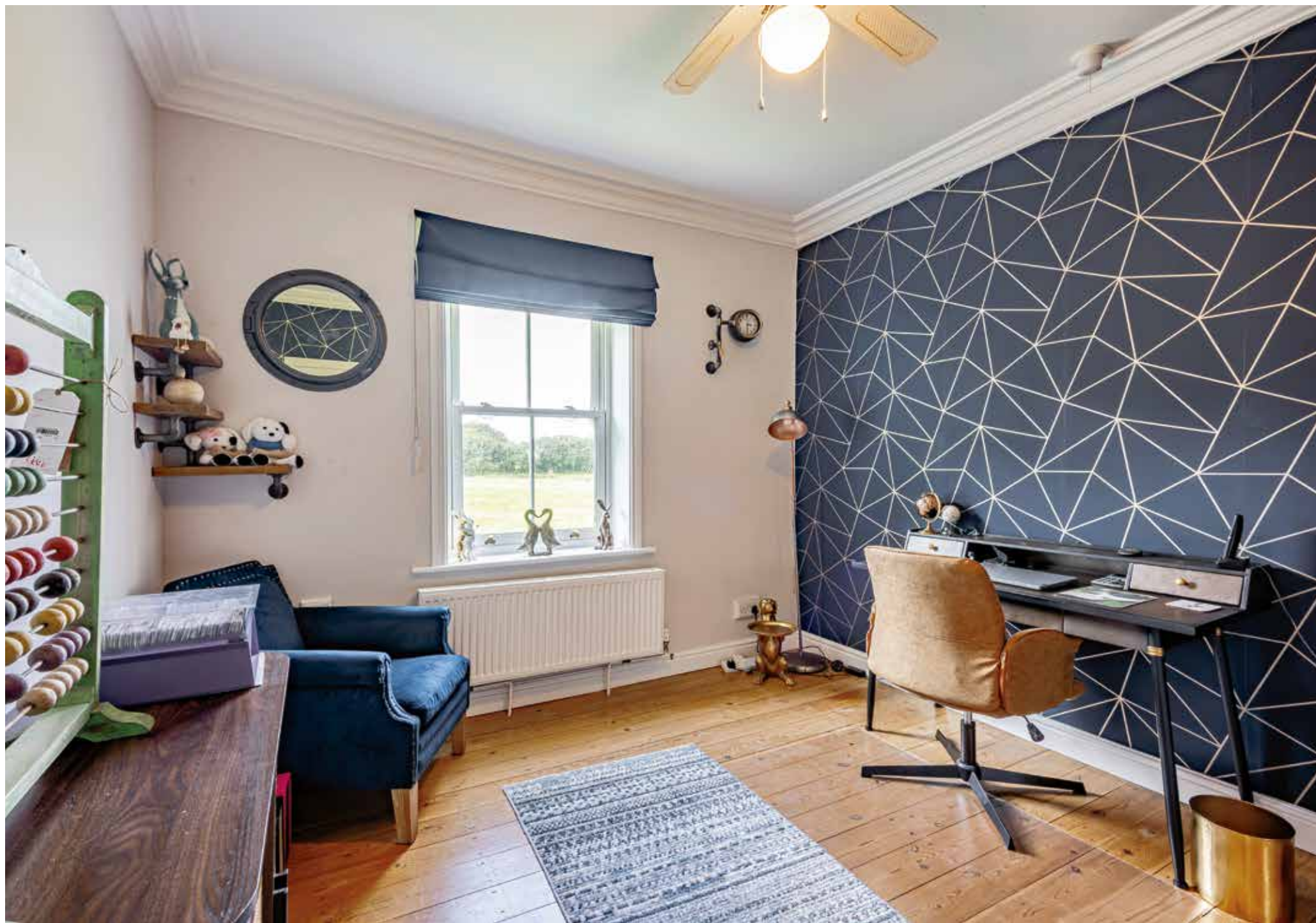
Continuing upstairs, there are three generous double bedrooms, each enjoying fantastic views over the surrounding fields and woodland. The third bedroom is currently used as a home office. A large loft, accessed from the landing, offers potential for additional accommodation, subject to the necessary consents.













Gardens and Outbuildings

Lough House sits centrally within a plot of approximately two-thirds of an acre, with gardens wrapping around the house and the principal lawn lying to the rear. A generous patio, reached directly from the kitchen, is well placed for alfresco dining and entertaining, while a raised deck offers a lovely place to unwind in the evening.

To one side stands the substantial kennel building, currently arranged as 17 kennels and two isolation units, together with a kitchen, reception and workshop area. The building offers scope to continue its existing use or explore alternative uses, subject to any necessary permissions.

A large, securely fenced grass exercise area lies behind the kennels. CCTV covers both the house and kennel facilities.

Location

Little Orton is an agricultural hamlet set within attractive countryside close to Carlisle. Lough House enjoys privacy and tranquillity along its private gravel approach, with the shops, services and amenities of the city approximately five minutes away by car.

Road connections provide access to the M6 for travel north and south, while Carlisle railway station offers direct services to London, Edinburgh and Glasgow. It is a setting that brings together the pleasures of country living and convenient access to the city.









INFORMATION

Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: Freehold possession upon completion.

EPC Rating: E

Services: Lough House is served by mains electricity & water (metered). Sewage is dealt with via septic tank (compliant)

Access: The property is accessed via a track owned by a local farmer. Correct access rights are granted on the deeds.

Broadband is provided by Starlink with speeds up to 200mbps

Council Tax: Local authority – Cumberland Council. Council tax D

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

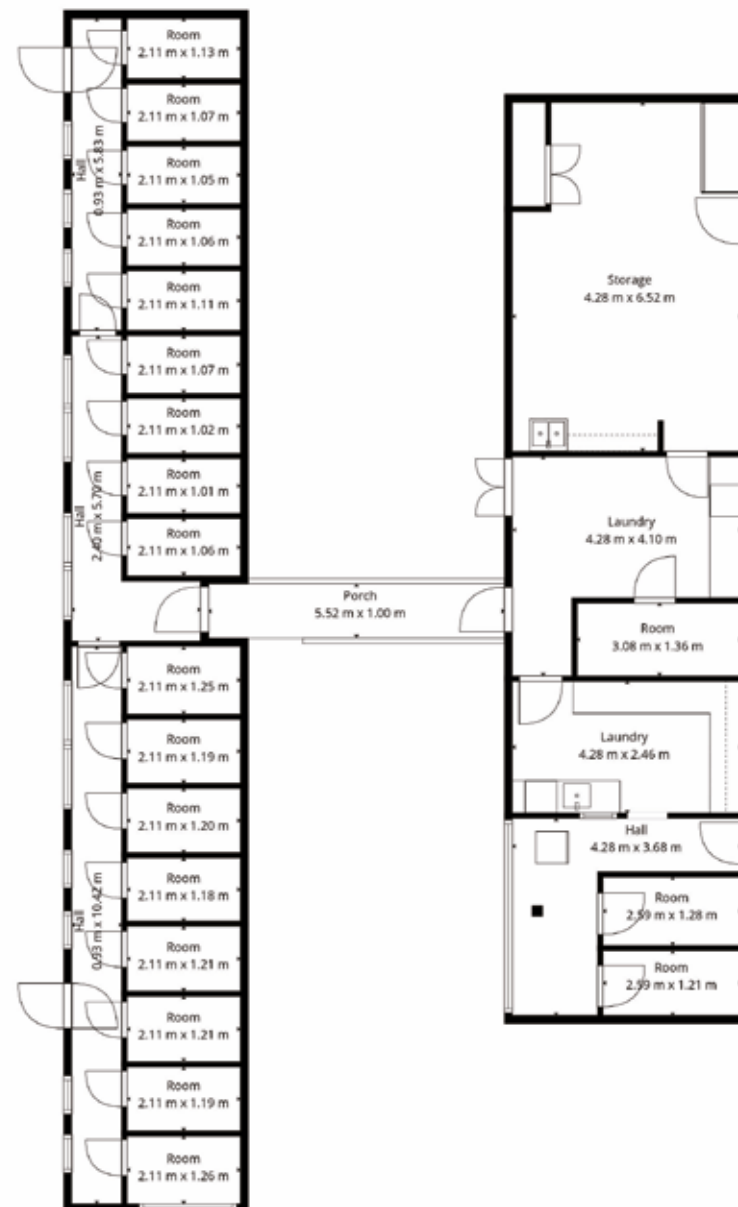
Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://www.facebook.com/Fine%20Country%20Cumbria) and Instagram on [@fineandcountrycumbria](https://www.instagram.com/fineandcountrycumbria)

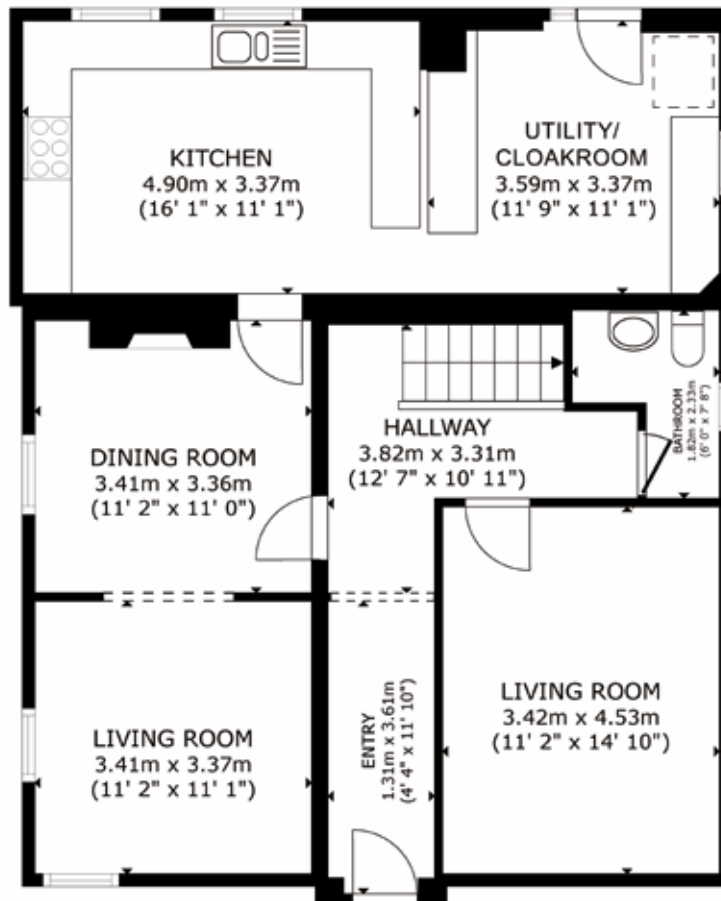
Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them

Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of

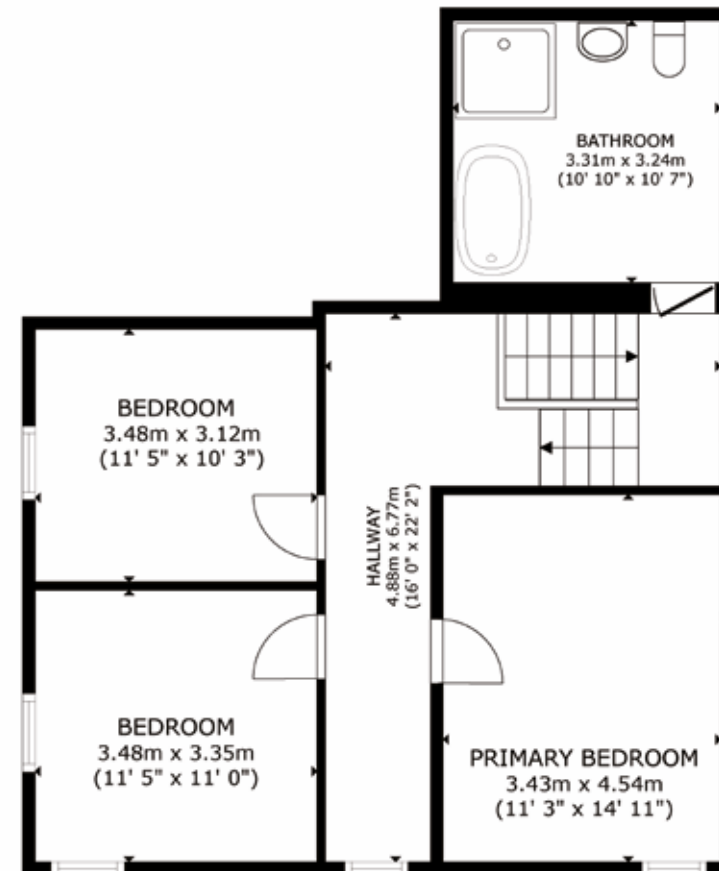
£50 per mortgage referral. Figures quoted are inclusive of VAT

Money Laundering Regulations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.





FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 89.7 m² (965 sq.ft.) FLOOR 2 68.5 m² (737 sq.ft.)
 TOTAL : 158.2 m² (1,703 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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