

Great Orton | Carlisle | Cumbria

Hamel Lodge





Accommodation in Brief

Ground Floor

Entrance Hall | WC | Open Plan Kitchen/Diner | Utility Room
Sitting Room | Integral Garage

First Floor

Principal Bedroom with Walk-in-Wardrobe and En-Suite
Three Further Bedrooms | Family Bathroom









The Property

This exceptional four-bedroom detached new build home offers a striking example of contemporary rural living. Set within a peaceful village with far-reaching views of the fells and surrounding countryside, Hamel Lodge occupies a generous plot and has been crafted to an exacting standard, with carefully considered design features and premium finishes throughout.

The dramatic double-height entrance hall with full-height glazing, creates an immediate sense of light and volume. From here, the layout flows into an expansive open-plan kitchen, dining and living space—designed with both everyday comfort and entertaining in mind. The sleek German kitchen is fitted with high-specification appliances and finishes, while oversized aluminium sliding doors open directly onto the rear terrace, seamlessly linking the interior with the garden and open views beyond.

To the side, a generously proportioned lounge provides an additional reception space, warmed by a contemporary electric fire. Further sliding doors offer direct access to the garden. The ground floor also includes a stylish cloakroom WC, a well-appointed utility room off the kitchen, and underfloor heating throughout, along with access to the integral garage.

A contemporary oak and glass staircase rises to the first-floor gallery landing, where the double-height feature window frames uninterrupted views and floods the space with natural light. The principal bedroom enjoys a double aspect with stunning fell views and features a private dressing room and luxurious en-suite with a large walk-in rainfall shower and twin basins.

Three further double bedrooms—each with their own outlook onto the surrounding landscape—share a beautifully appointed family bathroom complete with large luxurious bathtub and walk-in shower. All bathrooms are individually designed and fitted with Villeroy & Boch sanitaryware and high-end fixtures, offering a refined finish throughout.









Externally

To the rear, a generous patio terrace extends from the main living spaces, creating an ideal setting for outdoor dining and entertaining. From here, the garden opens out towards uninterrupted views of the surrounding countryside and fells, making the most of the home's elevated position and picturesque rural setting.

Agents Note

The property benefits from a ten-year Global Homes structural warranty and a two-year guarantee from award winning local developers Maris Construction Cumbria Ltd.

Please note some images include CGI and are for illustrative purposes only.



Local Information

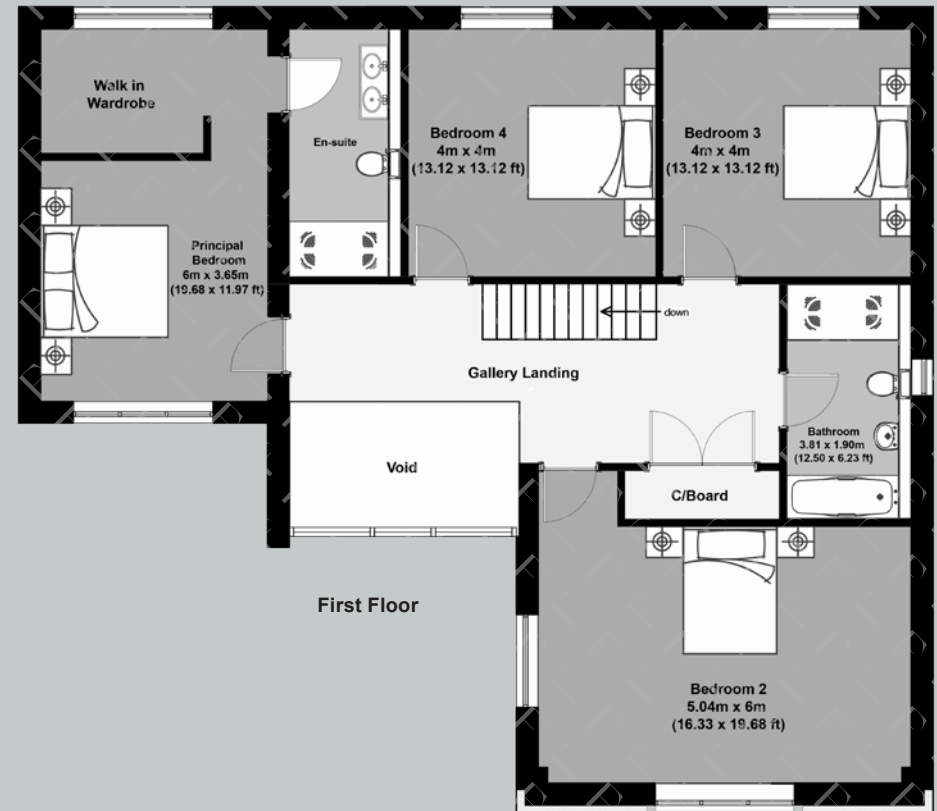
Hamel Lodge is well positioned within the rural village of Great Orton, a peaceful Cumbrian setting just 6 miles west of Carlisle. Surrounded by open countryside and with scenic walking routes on the doorstep, the village also offers direct access to the Watchtree Nature Reserve—an ideal spot for nature enthusiasts and families alike. The village itself is well-equipped with a traditional pub, convenience store, and a welcoming community atmosphere centred around the village green. Just 2 miles away, Orton Grange provides further amenities including cafés, a food hall, garden centre, beauty salons, and a swimming pool. Nearby Carlisle offers a superb range of retail, cultural and leisure attractions.

Great Orton is served by a small, community-focused primary school for children aged 4 to 11. For secondary education, pupils typically travel by school bus to either Nelson Thomlinson School in Wigton or Caldew School in Dalston—both semi-rural schools rated “Good” by Ofsted. Some families in the area opt for independent education at Austin Friars in Carlisle.

Great Orton enjoys excellent transport connections despite its rural setting. The Carlisle by-pass offers swift access to the M6 and A595, making regional travel straightforward. Carlisle’s mainline train station provides direct services to London (from 3 hours 23 minutes), Glasgow, Edinburgh, Manchester, and Birmingham, among other major destinations. Carlisle Lake District Airport offers regular flights to London, Dublin, and Belfast, while Newcastle and Glasgow airports are both within easy reach for international travel.



Floor Plans



Google Maps

what3words



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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

Hamel Lodge is connected to mains electricity, water, and drainage, and benefits from renewable energy sources, including solar panels and an air source heat pump.

Postcode

Council Tax

EPC

Tenure

CA5 6LZ

Band TBC

Rating TBC

Freehold

Viewings Strictly by Appointment

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