



**Hayward
Tod**

3 bed Detached House | Newgarth | Farlam | Brampton | CA8 2NF
Offers in excess of £650,000





A simply stunning home within c.0.6 acres providing superb views towards the fells. Extensively renovated and modernised. Three bed, three bath. Generous living space.

Large entrance hallway | open plan kitchen dining living | utility room and cloakroom | through snug | sitting room | living room (potential ground floor fourth bedroom) | large hall and stairs | entrance vestibule | ground floor bathroom | main bedroom with en-suite shower | two further bedrooms | first floor shower room | large storage barn/garage | orangery | ample driveway | wrap around gardens | patio | vegetable beds | oil central heating | double glazing | private drainage | EPC pending | council tax band E

APPROXIMATE MILEAGES Brampton 3.5 | Carlisle 12.5 | M6 motorway 10.5 | Newcastle 48

WHY HALLBANKGATE? Newgarth is superbly positioned sat on its own surrounded by open countryside and is afforded wonderful open views. It remains accessible though thanks to the relative proximity of the A69, for access to Carlisle, the M6 and Newcastle, with the popular market town of Brampton also being just a few minutes drive. Brampton provides a good range of amenities and both primary and secondary schools. Nearby Talkin Tarn and Brampton Golf Club also provide for those looking to engage in outdoor leisure pursuits.

ACCOMMODATION From the moment you walk through the front door into the large entrance hallway you are greeted with the wonderful views which are a feature of the property with almost every room benefitting from them. A large open plan living dining kitchen occupies the single story element of the property and is flooded with light thanks to windows on both sides. A freestanding stove creates a feature in the living end, with the kitchen at the other having a comprehensive range of units and an island.

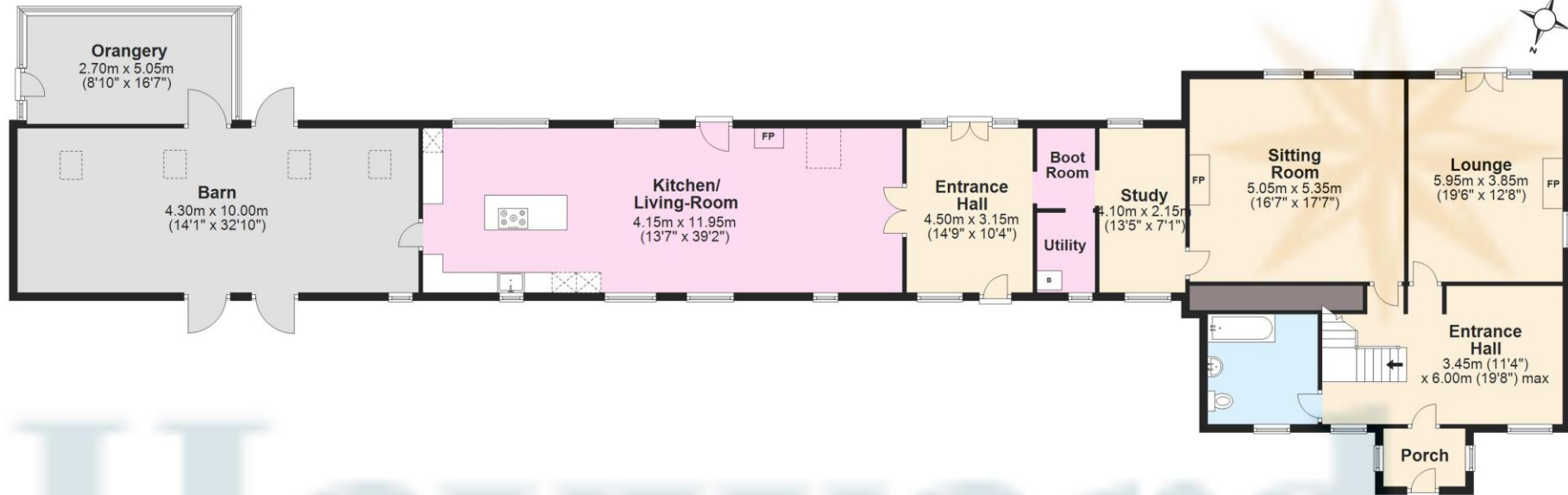


A door leads from the kitchen in to the sizable garage/barn, which offers further scope for development if desired. A large greenhouse/orangery is accessed from here and also provides access to the rear garden. To the other side of the entrance hall is a small utility and cloakstore which leads through a study hall in to the larger of the two reception rooms, which has a stove set within a large stone fireplace. The second sitting room also has a stove and double doors leading out to the garden. This room would also lend itself to being a fourth and ground floor bedroom due to the proximity of the ground floor bathroom. A large hall houses the stairs to the first floor. Completing the ground floor accommodation is a bathroom and an entrance vestibule leading from the second external door into the hall. There are three double bedrooms and two bathrooms on the first floor. The main bedroom has an en-suite shower and the two additional bedrooms share a modern shower room. The appeal of Newgarth does not stop inside though as the gardens, which wrap around the property and total approximately 0.6 acres provide ample space for a variety of uses. There is a large patio spanning the rear of the property and plenty of flat level lawn. An area in the far corner has also been allocated for raised vegetable beds. Beyond the garden the property overlooks the nearby fellside and is afforded privacy, set away from any neighbouring properties without feeling isolated.



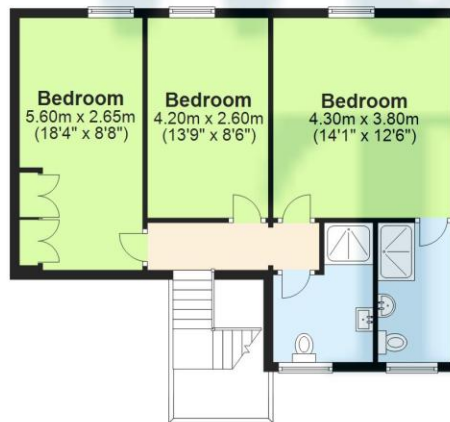
Ground Floor

Approx. 220.3 sq. metres (2371.8 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



Total area: approx. 278.4 sq. metres (2996.4 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.