



**Hayward  
Tod**

**3 Bed Detached House & 1.7 acre paddock | Gill House | Dalston | Carlisle | CA5 7JP**

**£575,000**





An attractive and well balanced home with a wonderful south facing garden, adjacent 1.7 acre paddock and attached workshop/barn offering significant further potential. Convenient location just moments from the popular village of Dalston.

entrance hall and stairs | sitting room | living room | kitchen with dining area | study | utility and W.C. | main bedroom with en-suite shower | two further bedrooms | four piece family bathroom | workshop/barn | garage and store | gravel driveway | large rear garden | adjacent 1.7 acre paddock | single and secondary glazing | gas central heating | mains water and electricity | private drainage | EPC pending | council tax band E | freehold

**APPROXIMATE MILEAGES** Dalston village centre 1.7 | Carlisle 6 | M6 motorway 6 | Penrith - North Lake District 17.5 | Newcastle International Airport 62

**WHY DALSTON?** The property is situated just a short distance to the south of the sought after village of Dalston, benefiting from a superb range of amenities, including shop, two good Pubs, Post Office, doctor's surgery, dentist, primary and secondary schools, vets, active C of E and Methodist Churches, as well as numerous village societies and organisations utilising the recently upgraded Village Hall; as well as being served by bus and train. The property is within easy reach of the M6 motorway and the A595/6 for access to west Cumbria, but has a lovely peaceful and rural feeling without being isolated. The property occupies a wonderful plot and sits proudly by the roadside with its superb private gardens and land behind. The wider region is readily accessible with the Lake District, Solway Coast and Hadrian's Wall all within a 30 minute drive.



**ACCOMMODATION** Well balanced living space with significant further potential. Within the entrance hallway are the stairs to the first floor which are wide and shallow. To the right hand side of the hall is the main living room which runs front to

back and has a pleasing triple aspect, a large feature fireplace and glazed doors to the south providing access to the garden and a paved patio. A second reception room provides access to the kitchen. The kitchen has a range of bespoke fitted units and a separate small eating area. Next to the kitchen is an adjoining large room, with a pitched ceiling and exposed beams. This room provides access to the property from a yard and provides egress to outbuildings and a rear porch and a small utility room with W.C. The room also houses the central heating boiler. To the first floor are three bedrooms. The two larger double rooms sit to the rear of the property. One has a modern en-suite shower room and the other a bright corner aspect. There is a smaller bedroom to the front of the property and a large four piece family bathroom. There is also a sizeable landing which has both front and rear aspects. Externally the property sits behind a low wall and gates which provide access to a cobbled yard. There is an attached single story workshop/barn and garage offering further potential to develop should it be desired. At the rear there is a well established and sizeable south facing garden, well stocked with a wide variety of fruit, vegetables and plants as well as an expanse of lawn and mature garden shrubs. Beyond the garden is the paddock, a roughly square field totaling approximately 1.7 acres, which has predominantly been used a grazing however offers superb equestrian potential.



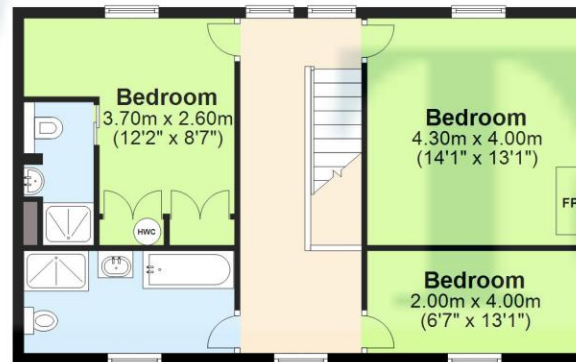
## Ground Floor

Approx. 131.9 sq. metres (1419.8 sq. feet)



## First Floor

Approx. 66.1 sq. metres (711.7 sq. feet)



Total area: approx. 198.0 sq. metres (2131.5 sq. feet)

## Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtdod.co.uk  
haywardtdod.co.uk

## 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.