



**Hayward
Tod**

5 Bed Detached House | Smithy House | Great Orton | Carlisle | CA5 6LZ

£495,000





An impressive modernised detached home, retaining plenty of character and benefiting from a large open plan kitchen dining space as well as five good bedrooms. Pleasant location within a good village, convenient for Carlisle.

entrance hallway | open plan dining kitchen | living room | play room | ground floor shower room | utility | three first floor double bedrooms | family bathroom | two large attic bedrooms | workshop | enclosed patio and garden | driveway parking | workshop/store | oil fired central heating | LPG gas for cooker | mains drainage | double glazing | council tax band E | EPC pending | freehold

APPROXIMATE MILEAGES

Carlisle 5 | Dalston 3.5 | Wigton 6 | Penrith - North Lake District 22 | Newcastle International Airport 63

WHY GREAT ORTON?

A popular village with Pub, primary school and butchers, conveniently located just minutes away from Carlisle city centre and the city by-pass, which manages to retain a peaceful rural feel despite its accessibility. The rest of the region is easily accessed thanks to the nearby A595 for west Cumbria and the by-pass providing a quick and easy route to the M6 motorway. Additional amenities are also close by at Orton Grange and in the village of Dalston, which has a secondary school as well as a primary school.

ACCOMMODATION

Extensively modernised and reconfigured at the hands of the current owners, Smithy House provides generous living space well suited to family life. The centrepiece of the property is the large dining kitchen which has a pitched ceiling with exposed beams and large bi-fold doors overlooking the enclosed patio and garden. A spacious entrance hallway provides storage for coats and shoes and is complemented by a ground floor shower room and utility alongside ample understairs storage space. A large L-shaped

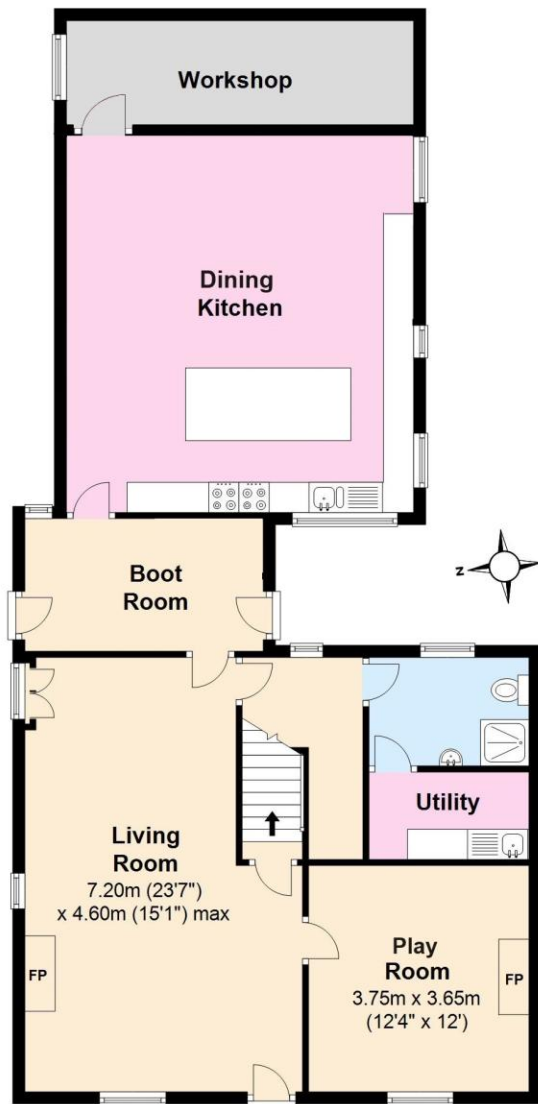


living room has a stove within a feature fireplace. There is a second reception room, currently used as a play room. To the first floor are three double bedrooms and the family bathroom which has both a bath and separate shower. A further two bedrooms are found on the second floor, both of which are a good size and one in particular has superb views towards the Lakeland Fells. Externally the property has a generous area of hardstanding to the side providing parking and an enclosed garden with a large paved patio.



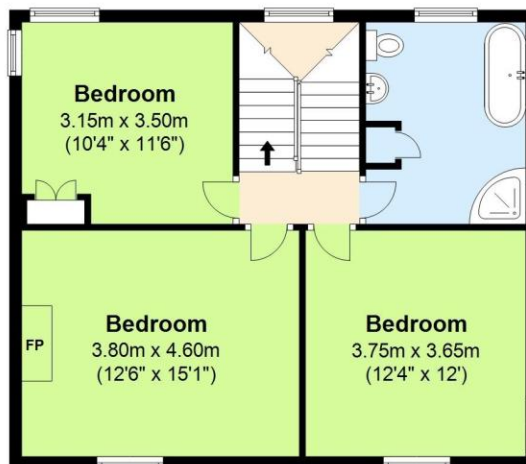
Ground Floor

Approx. 115.4 sq. metres (1241.9 sq. feet)



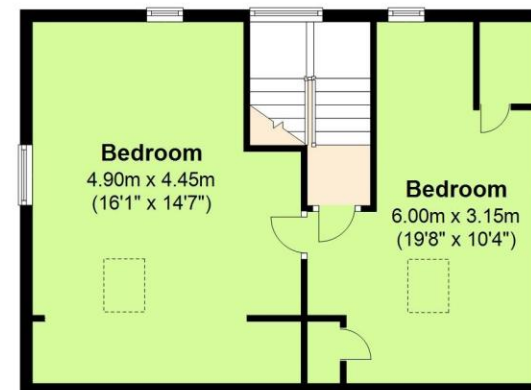
First Floor

Approx. 58.9 sq. metres (634.1 sq. feet)



Room in Roof

Approx. 50.2 sq. metres (540.0 sq. feet)



Total area: approx. 224.4 sq. metres (2415.9 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.