



**Hayward
Tod**

3 bed Detached House | High Close | Talkin | Brampton | CA8 1LD
Guide Price £575,000





An attractive three bed detached stone dwelling beautifully set in generous 0.4 acre grounds enjoying wonderful expansive and far reaching views. Requires some modernisation. Great potential. Superb fellside location. Handy for the pub in Talkin, Brampton and Carlisle.

ACCOMMODATION SUMMARY

Lobby | Cloak room | Living room | Kitchen | Utility | Lounge | Dining room | Double bedroom one with ensuite shower room | Double bedroom two with French doors to garden and view | First floor | Double bedroom three | Bathroom | Generous 0.4 acre site | Detached double garage | Outstanding views | Oil central heating - three year old boiler | Mains water with easements | Private drainage | Council Tax Band - E | EPC - pending | Freehold

APPROXIMATE DISTANCES IN MILES

Talkin Village 0.9 | Brampton Golf Club 2.1 | Talkin Tarn 2.3 | Brampton 3.7 | M6 J 43 8.6 | Central Carlisle - Mainline Station 10.7 | Lake District National Park - Caldbeck 24.4, Pooley Bridge Ullswater 32 | North Pennines AONB - Alston 17.6 | Solway Coast AONB - Bowness on Solway 23.7 | Newcastle International Airport 47.8

LOCATION

Superb elevated setting just under a mile from the pretty village of Talkin and a good village public house. Talkin is beautifully set amongst rolling Cumbrian countryside adjacent to the fells and within walking distance of Talkin Tarn Country Park. The Tarn is a wonderful facility offering boating, rowing and a lovely walk of just over a mile around the waters edge. Brampton Golf Club is near the Tarn and there is a station on the Carlisle/Newcastle railway. Nearby Brampton has a great range of shops including Cranstons Food Hall and Co-op. Easy access for A69 and M6 at Carlisle junctions 43 and 44. Carlisle has a great café culture and a good range of restaurants and pubs. The Westcoast Mainline connects direct to London in around 3 hours 20



minutes. There are many other direct services including to Glasgow, Edinburgh, Manchester and Birmingham. The beautiful Eden Valley and Hadrian's Wall are on the doorstep and there is easy onward access for The Lake District and Solway Coast.

DESCRIPTION

High Close provides a wonderful opportunity to live in a beautiful elevated location with the most outstanding panoramic views over Talkin Tarn and countryside towards Scotland. It is the setting that is particularly special and provides an excellent platform for further investment which will reward. The property's accommodation is predominantly on the ground floor with just one of the three bedrooms and a bathroom on the first floor. Of the other two bedrooms, one has an ensuite the other French doors to a patio and the view. The living space is comprehensive. There is a generous living room with parquet floor, open fireplace and views. The dining room has access to a sheltered south facing courtyard and the lounge has a stove. The breakfast kitchen has a dual aspect to the front and French doors to a large patio and the view. There is a detached garage and the gardens which enjoy the open views are a blank canvas.



Ground Floor

Approx. 137.3 sq. metres (1478.2 sq. feet)



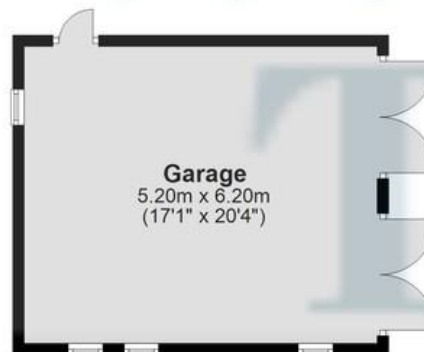
First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Outbuilding

Approx. 32.2 sq. metres (347.0 sq. feet)



Total area: approx. 208.2 sq. metres (2241.4 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.