



**Hayward
Tod**

4 Bedroom House & adjacent barn | How Farm | How Mill | CA8 9JY

£575,000





An impressive renovated home with adjacent barn/carport. Far reaching views. Good living space.

entrance hallway and stairs | dining room | living room | sitting room | kitchen | utility | W.C. | main bedroom with en-suite shower | three further bedrooms | family bathroom | driveway parking | raised patio | lawned garden | detached barn and carport | mains water, electricity and drainage | oil fired central heating | underfloor heating to ground floor and in both bathrooms | double glazing | EPC C | council tax band C (may be subject to change) | freehold

APPROXIMATE MILEAGES

Warwick Bridge 2 | M6 motorway 5 | Brampton 4 | Carlisle 6.8

WHY HOW MILL?

A small and peaceful settlement set amongst rolling countryside between Carlisle and Brampton the property occupies a commanding position affording it far reaching views. The nearby village of Hayton has a good primary school and Warwick Bridge, an equally short drive, has a Co-op and popular local butchers. The A69 is close by making the property readily accessible to the wider region. A full range of amenities are available in both Carlisle and Brampton. For those wishing to engage in outdoor pursuits, the Lake District National Park, Hadrian's Wall and the Solway Coast AONB are all within 30 minutes drive.

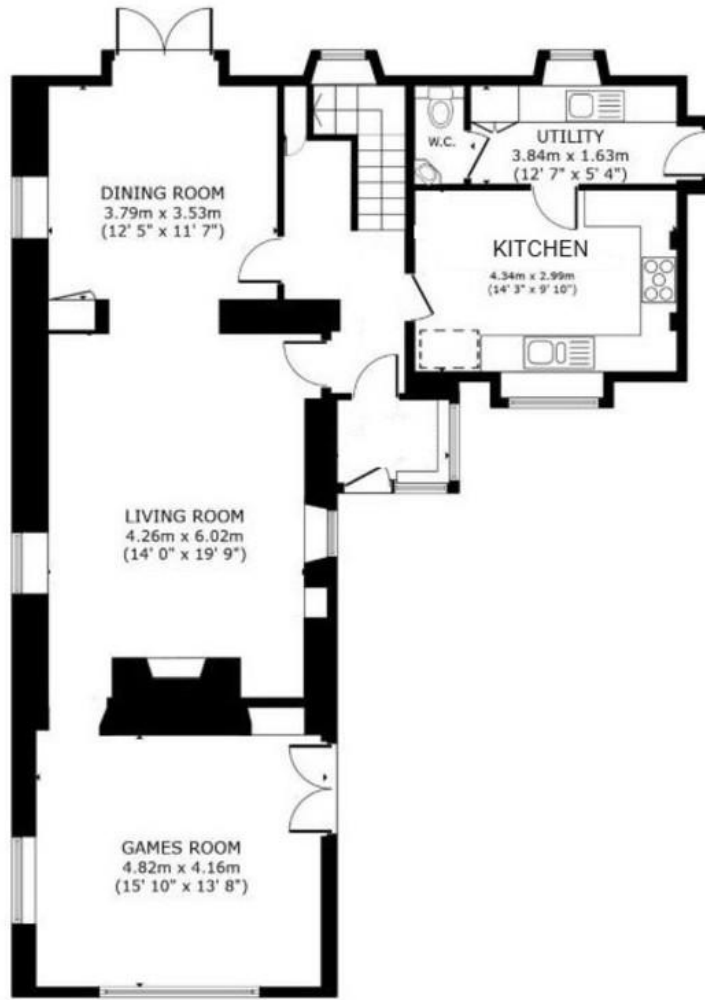
ACCOMMODATION

Spacious and well presented throughout the property is ideally suited to family living having undergone significant modernisation and renovation whilst retaining many of the original character features such as exposed beams in the bedrooms. The main living accommodation is split across three reception rooms which run from front to back across the property. The forward room has a bright triple aspect

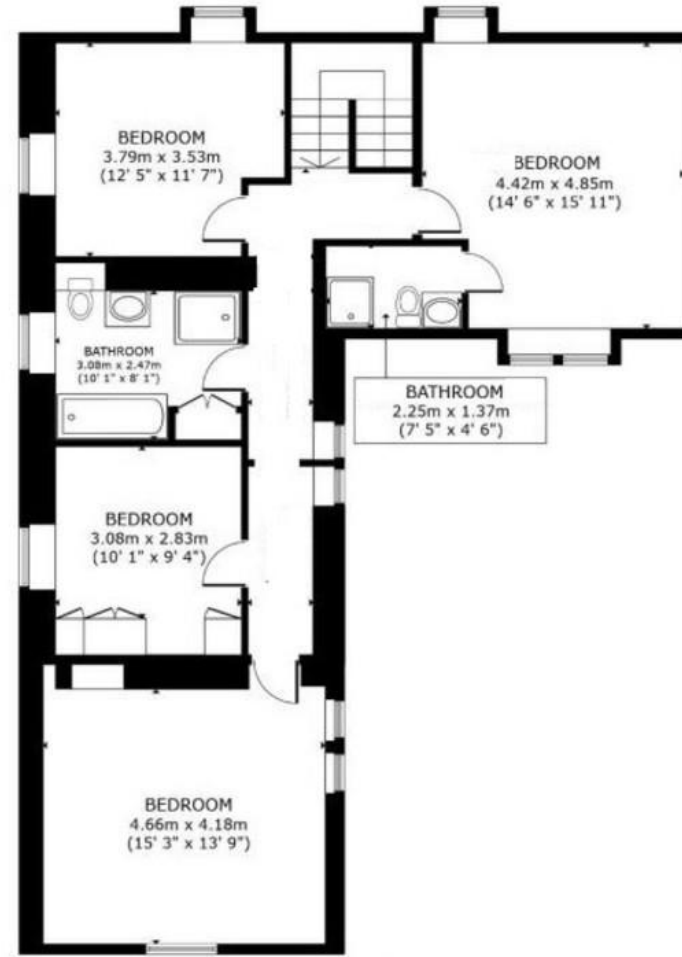


and is afforded good views. The middle living room, the largest of the three has an impressive fireplace and stove, and the third space, currently utilised as a dining room has double doors opening out to the rear garden. An entrance porch leads from a large raised patio at the front of the property in to the hall, where the stairs to the first floor are situated. The kitchen features a range of fitted units and benefits from a large utility room to the rear where there is also a W.C. and an additional access to the rear garden. To the first floor are four good size bedrooms, the largest of which having a dual aspect and full height pitched ceilings as well as an en-suite shower. The other three bedrooms are all ample, with the one situated at the front of the property having a large picture window to take in the elevated views. The family bathroom is another modern affair and has both bath and separate shower. Externally the property has a generous driveway and a small patch of lawn to the front. The rear garden is very private and has a large level lawn. A spacious paved patio sits at the front of the property and links the house to the rear garden. Currently providing carport and storage space, but of particular interest to those with development in mind, is the large detached barn. A previous planning permission allowed for the creation of a self contained holiday let, which could be revisited if desired.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 FLOOR 1 104.1 m² (1,120 sq.ft.) FLOOR 2 98.2 m² (1,057 sq.ft.)
 TOTAL : 202.3 m² (2,178 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.