



**Hayward
Tod**

8 Bedroom Detached Country House | Newbiggin Hall | Carlisle | CA4 0AJ
Guide Price £1,100,000





A significant and rather special Grade II* Listed Cumbrian dwelling in excess of 6,000 Sq. ft formally a 14th century Pele Tower, now a handsome three storey house with two apartments. Delightful gardens and grounds of around 3 acres. Requiring modernisation and improvement, the opportunities for an inspired buyer are enormous. Investment will reward.

APPROXIMATE MILEAGES M6 J42 0.8 | Wetheral Village 3.6 | Carlisle Station Westcoast Mainline 4.2 | Lake District National Park - Caldbeck 12.6, Pooley Bridge Ullswater 21.3, Keswick 30 | Penrith Station Westcoast Mainline 15.7 | Solway Coast AONB - Bowness on Solway 17.5 | North Pennines AONB - Alston 27.5 | Newcastle International Airport 57.3

ACCOMMODATION SUMMARY Grand reception hall | Sitting room | Wonderful dining room | Inner hall | Second stairs to apartment two | Access to wine cellar | Store | Cloaks | Bathroom | Generous study/living room | Farmhouse kitchen with Aga | Inner lobby (access to apartment 1) | Larder | First floor landing | Front double bedroom one | Front double bedroom two with ensuite dressing room and WC | Front double bedroom three with dressing room (access to apartment two) | Bathroom | Second floor half landing | Bathroom | Landing | Attic double bedroom four | Attic double bedroom five | Kitchen diner | Box bedroom | Store | Large private mature grounds circa 3 acres | Sweeping drive off shared private lane | Outbuildings | EPC listed building exemption | Council Tax Band house only - D | Oil heating - recently upgraded boiler | Private drainage | Freehold



APARTMENT ONE Entrance into kitchen | Lounge | Double bedroom with ensuite

APARTMENT TWO First floor landing | Lounge | Breakfast kitchen | Double bedroom | Bathroom

LOCATION Delightful parkland style setting just over 20 minutes from the Lake District. Part of a small settlement of four dwellings, the convenience is superb, only 3 minutes from the M6 Junction 42 for the A6 and Carlisle which is an easy 10 minute drive. Communications are excellent for travel to our region's areas of natural and historic interest such as the beautiful Eden Valley, Hadrian's Wall UNESCO World Heritage Site and Solway towns and beaches. The historic city of Carlisle has an impressive 900 year old Cathedral and prominent castle. A growing café culture enhances a great choice of restaurants, bars and eateries. Of interest the station has many direct services including to London Euston in around 3 hours 20 minutes, Glasgow, Edinburgh, Newcastle, Manchester and airport. The following cities can be reached by car within or around 2 hours - Edinburgh, Glasgow, Manchester and Liverpool.

DESCRIPTION The Grade II* Listing is testament to this property's historic importance not just within North Cumbria but wider afield as instanced by the various acknowledgements in Pevsner, Historic England and others. Built in the 14th century by the De Briskau family as a fortified Pele Tower and gentrified in the 1690s, the property has been altered and remodelled over a period of six centuries! Newbiggin now has a 17th century facade and later Georgian features. The property has not just been a much loved family home for 46 years but has also provided an income from two adjoining apartments. The extent of the accommodation is broad as are the opportunities for the new owner to benefit from their investment. The accommodation is full of character with period features and detail from many centuries. The main rooms on the ground floor are within the massive walls of the Pele Tower. They comprise the generous vaulted hall with Georgian staircase which rises through two upper storeys, the impressive dining room with Listed fireplace and the charming sitting room, enjoying a dual aspect to the front garden and small side wood. The spacious breakfast kitchen has a two oven Aga and a door to the garden. The property has evolved



over time and presents the incoming buyer with a variety of options to further develop the accommodation. The two apartments occupy portions of the ground and first floors, but can be integrated back in to the main residence as required. The ground floor apartment is most suited to being a separate space and presents income generating potential as a result. The spacious breakfast kitchen has a two oven Aga and a door to the garden. The property has evolved over time and presents the incoming buyer with a variety of options to further develop the accommodation. The two apartments occupy portions of the ground and first floors, but can be integrated back in to the main residence as required. The ground floor apartment is most suited to being a separate space and presents income generating potential as a result.

The property sits within some three acres of variously landscaped and wooded grounds. A sweeping drive and lawn fronts the property and provides ample parking. A gateway through an impressive, Grade II listed, sandstone wall dating to the late 15th century, which formed part of a former outbuilding, leads through to another large formal lawned garden. There is a former greenhouse requiring renovation and a more wild wooded area of the garden grounds to the rear.





Cellar
Approx. 28.1 sq. metres (281.4 sq. feet)



Ground Floor
Approx. 348.3 sq. metres (3748.6 sq. feet)



First Floor
Approx. 226.3 sq. metres (2436.0 sq. feet)



Second Floor
Approx. 121.7 sq. metres (1310.3 sq. feet)



Mezzanine Floor
Approx. 9.1 sq. metres (98.0 sq. feet)



Total area: approx. 731.6 sq. metres (7874.3 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.