



**Hayward
Tod**

5 bed, 3 bath Detached House | 12 Vestaneum | Crosby on Eden | Carlisle | CA6 4PN
Offers in Excess of £495,000





An outstanding five bed modern detached home with wonderful living kitchen opening out onto a beautiful private deck and landscaped gardens. Superb village with primary school close to Eden Golf Club and convenient for Carlisle, M6 and Brampton.

ACCOMMODATION SUMMARY

Entrance hall and stairs | Cloakroom | Home office/snug | Sitting room with dual aspect | Outstanding open plan living dining kitchen | Utility room | First floor landing | Rear double bedroom one with ensuite shower room | Front double bedroom two | Front double bedroom three | Front double bedroom four | Rear bedroom five | Quality bathroom | Excellent shower room | Delightful landscaped gardens | Forecourt parking for several cars | Garage with workshop area | Council Tax Band - E | EPC rating - D | Oil central heating | Double glazing | Freehold

APPROXIMATE MILEAGES

Village primary school 0.2 (4-minute walk) | Eden Golf Club and restaurant 1.5 | M6 J44 3.5 | Central Carlisle - Westcoast Mainline Station 4.5 | Brampton 5.5 | Solway Coast AONB - Bowness on Solway 16.6 | Lake District National Park - Caldbeck 18.4, Ullswater Pooley Bridge 30.8 | North Pennines AONB - Alston 24.8 | Newcastle International Airport 52.5

WHY CROSBY ON EDEN?

Active small village with strong primary school and accessible river side walks only 10 minutes by car from Carlisle. Convenient for the main road network (A69 and M6) for Brampton and Newcastle plus accessible for the region's area of natural and historic interest namely Hadrian's Wall UNESCO Site, Eden Valley, Lake District and Solway Coast. Carlisle the regional centre has a thriving café culture and superb range of bars, restaurants and eateries.



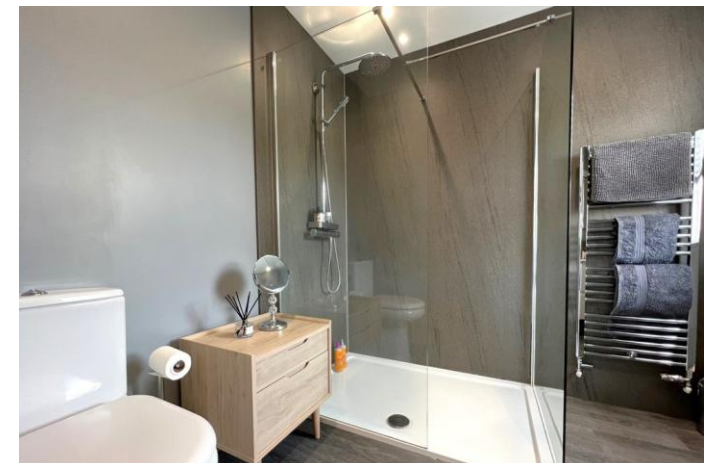
Carlisle Station serves London direct in around 3 hours 20 minutes and many other centres including Penrith, Glasgow, Edinburgh, Newcastle, Lake District, Manchester (and airport) and Birmingham.

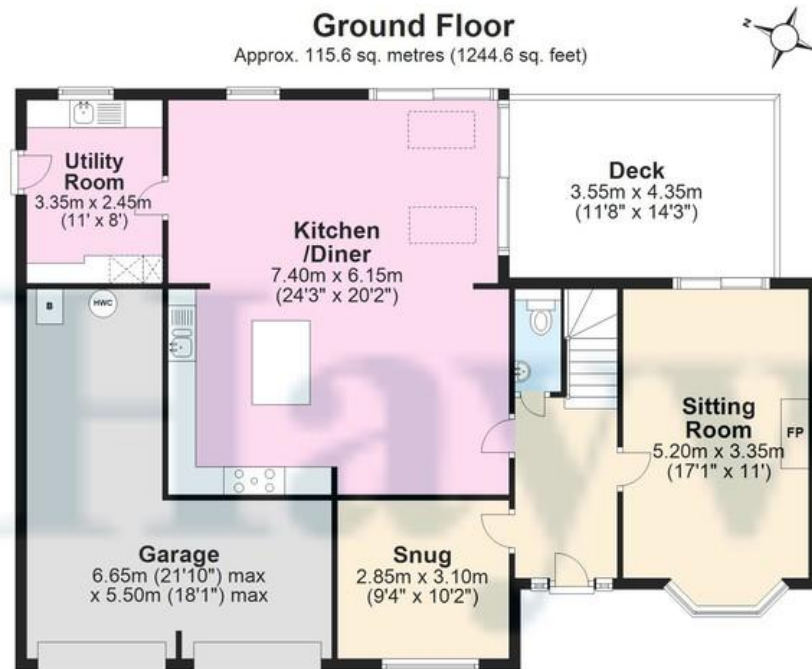
DESCRIPTION

on and is complimented by delightful landscaped gardens which are private at the rear. The property has a wonderful feel and excellent living space. The generous sitting room has a bay window and open fireplace. The dual east west aspect ensures good natural light throughout the day. Patio doors access a spacious and private deck which is open to the garden. There is a good snug/home office making for a versatile room. The standout feature is the superb open plan living kitchen. This is an amazing and generous room in excess of 45 Sq. m with extensive glazing and has access to the rear deck and garden. The kitchen area has a tiled floor and as you would expect is beautifully fitted including granite worktops and an island. The expansive living and dining area has oak flooring. An appropriately sized utility room is provided and along with the cloakroom completes the ground floor accommodation. The first floor is over 99 Sq. m and contains five bedrooms, an ensuite, quality family bathroom and smart shower room. The main bedroom has an impressive ensuite and is a lovely bright and airy room with fitted wardrobes to two walls.

OUTSIDE

Delightful 660 Sq. m plot with forecourt garden and block paved drive providing parking for at least three cars. Single garage with electric door and adjacent workshop/storage area. Excellent landscaped rear garden with attractive deck and lawned area.





Total area: approx. 215.4 sq. metres (2318.9 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.