



**Hayward  
Tod**

**4 Bedroom Detached House & Annexe | The Cottage | Brisco | Carlisle | CA4 0QS**

**£900,000**





A simply stunning blend of period charm and modern convenience with the benefit of a self contained annex. Large and private garden grounds. Beautifully presented both inside and out.

Entrance hallway with gallery landing | utility | boiler room | dining room | study | kitchen dining living | sitting room | living room | ground floor en-suite bedroom | W.C. | first floor en-suite bedroom 2 | double bedrooms 3 & 4 | family bathroom | hidden roof terrace | ANNEX E - open plan living dining kitchen | en-suite double bedroom | double carport | gated driveway | large rear garden | Summer house with mezzanine level, water and power | oil fired central heating | partial double glazing | mains water, electricity | private drainage | EPC E | council tax band G | freehold

#### APPROXIMATE MILEAGES

Carlisle - West Coast Mainline railway station 2.7 | M6 motorway 1.7 | Penrith - North Lake District 16.6 | Newcastle International Airport 58

#### WHY BRISCO?

A quaint village on the southern fringe of Carlisle adjacent to open countryside, Brisco is well connected for access to the wider region whilst managing to retain a peaceful feel. There is a good pub in the nearby village of Wreay where there is also a popular primary school. The wider region is close to hand thanks to excellent transport links nearby and the amenities of the city centre are just a short drive to the north.

#### ACCOMMODATION

The Cottage by name but certainly not by nature, the hugely spacious accommodation is ideally suited for large family or multi generational living across the main home's four large bedrooms and via the detached self-contained annexe. The historic thatched cottages has its origins as far back as the 1600's yet manages to feel very well equipped for modern



life. Exposed beams, feature windows and magnificent ceilings all exude character. A modern and well equipped kitchen has an open plan living space within it and double doors providing access to a patio and the garden. There is a large dining room where the stairs to the first floor are located and beyond this is a generous utility space and boiler room. There is a useful study and two impressive living rooms, both with their own unique feel. The more formal of the two spaces has a pleasant dual aspect and square bay windows, which have their own unique history. The other living room provides access to the garden and features impressive cruck beams which are thought to have links to Cumbria's historic maritime industry having formed part of an ancient ship. The ground floor accommodation is rounded off by a large en-suite double bedroom which overlooks the ornamental pond. To the first floor are three further bedrooms, an impressive en-suite double, and two further double bedrooms. There is also a large shower room. A door from the landing provides access to the private roof terrace, nestled amongst the thatched peaks of the roof. The property has also been recently part rethatched. The annexe, an impressive thatched structure in its own right, features a large open plan kitchen living space on the ground floor and a good size en-suite double above. It would make a fantastic Airbnb type investment or would be ideal for a dependent relative or teenage child. Alternatively it could be a great work from home space, playroom or home gym. Attached to the annexe is a double carport and a large storage room. The property has a large gated gravel driveway to the side and an impressive lawned garden to the rear. The site, which totals approximately 0.7 acre, is beautifully private and has a pleasing open aspect to the rear. Flanked by a diverse range of mature trees and plants it is a real gardeners paradise. To the rear of the garden is a large detached oak framed summer house, with a mezzanine level. The summer house is a perfect entertaining space having both water and power.



