



**Hayward  
Tod**

**4 bed, 1 ensuite Detached House | 9 The Dell | Broadwath | Brampton | CA8 9BW**  
**Guide Price £375,000**





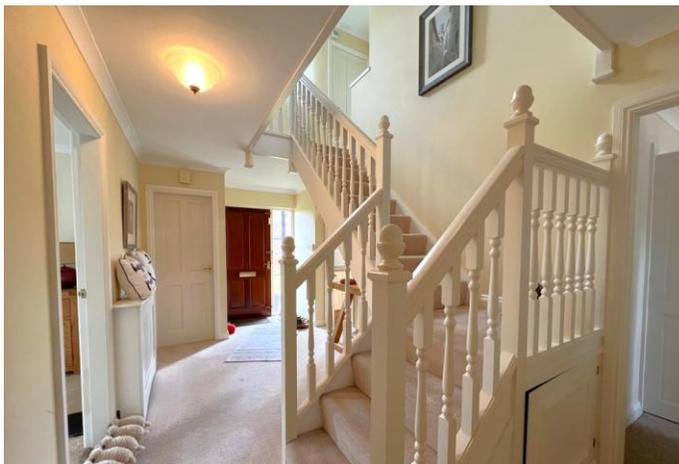
An appealing 4 bed detached house with detached double garage, generous sitting room and separate dining room. Pretty setting within a small close adjacent to Cairn Beck. Conveniently situated just 15 minutes to the east of Carlisle, handy for the M6 and Brampton.

#### ACCOMMODATION SUMMARY

Hall and stairs | Cloakroom | Sitting room | Study | Dining room | Fitted kitchen | Utility | First floor landing | Rear double bedroom one with ensuite shower room | Front double bedroom two | Rear double bedroom three | Rear bedroom four | Bathroom | Paved driveway and parking | Detached double garage with EV charging point | Front garden aspect to field | Rear lawned garden to mill race | Mains water, electricity and gas | Gas central heating | Private drainage to septic tank | EPC rating - D | Council Tax Band - E | Freehold

#### APPROXIMATE MILEAGES

A69 1.6 | Corby Hill CoOp 1.7 | M6 J43 4.3 | Central Carlisle - Westcoast Mainline Station 6.4 | Brampton 5.8 | Lake District National Park - Caldbeck 20, Pooley Bridge Ullswater 27.7 | Solway Coast AONB - Bowness on Solway 22 | North Pennines AONB - Alston 24.5 | Newcastle Airport 52



#### WHY BROADWATH

Quiet hamlet in a semi rural setting between Carlisle and Brampton offering all the benefits of country living but within minutes of the convenience of the city. Great range of amenities in the nearby adjoining villages of Great Corby, Warwick Bridge and Corby Hill including a primary schools, Coop, service station with Spar, coffee shop, renowned butchers and pub. Convenient for the A69 and M6. The regional centre Carlisle with its impressive castle and 900 year old cathedral is just 15 minutes by car. Here you will find a growing café culture and generous options for eating

out and socialising. Easy access to our regions many areas of natural and historic interest including Hadrain's Wall UNESCO site, the beautiful Eden Valley, Lake District and Solway Coast.

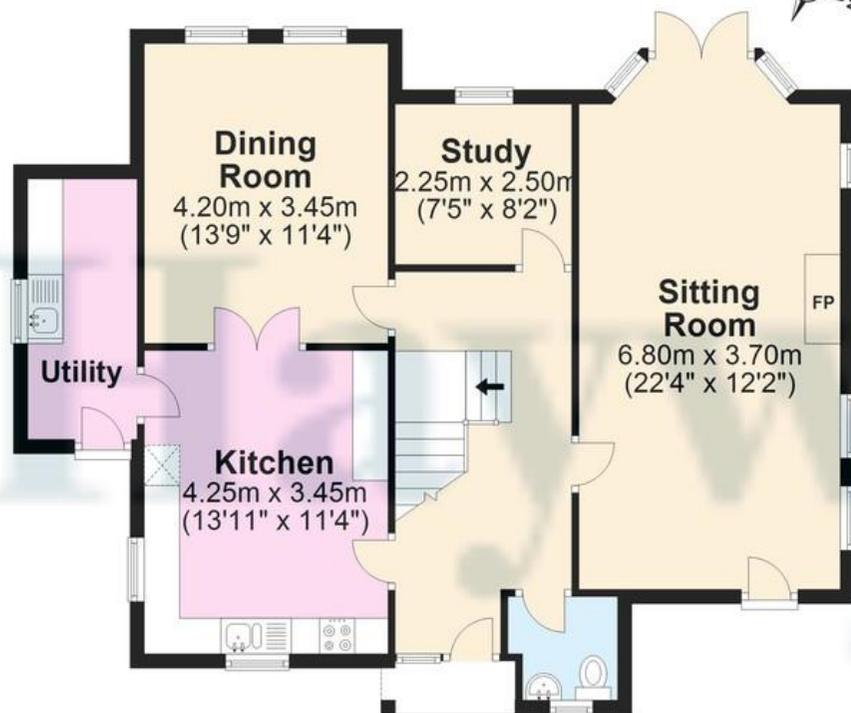
### DESCRIPTION

Tucked away within a small close on the fringe of the hamlet the access is onto a paved drive providing parking for several cars in front of the detached garage with EV charging point. A gate opens into the front garden which has a pleasant open aspect to farmland. The central hall is bright and includes a cloakroom and study. The sitting room has a triple aspect including to the south and west ensuring good natural light. An attractive fireplace has a living flame gas fire. French doors open out to the rear garden and patio door to front garden. The dining room has double doors that connect with the fitted kitchen. The adjoining utility room has a door to the front garden. On the first floor is a galleried landing, four bedrooms and a bathroom. The main bedroom has an ensuite shower room. The property is complimented by is rather special setting incorporating Cairn Beck as the rear boundary.



## Ground Floor

Approx. 84.0 sq. metres (904.5 sq. feet)



## First Floor

Approx. 72.8 sq. metres (783.1 sq. feet)



Total area: approx. 156.8 sq. metres (1687.5 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.