



**Hayward  
Tod**

**3 Bed Detached House & c.12 acres | Whitehill Crest | Walton | Brampton | CA8 2AZ**

**£495,000**





An incredible opportunity with 12 acres of good grazing land. Requiring some upgrading and modernisation but offering significant potential. Attached stables and garaging. Close to Walton, Brampton and Hadrian's Wall.

entrance porch | hallway | W.C. | pantry cupboard | living room | dining room kitchen | large utility | three double bedrooms | bathroom | attached stables and barn | double garage with first floor storage rooms | driveway | lawned gardens | adjacent paddocks of approx. 12 acres | mains water | private drainage | oil fired central heating | double glazing | EPC

#### APPROXIMATE MILEAGES

Walton 1.5 | Brampton 4.5 | Carlisle 12 | M6 motorway 11.5 | Newcastle International Airport 46

#### WHY WHITEHILL?

An ideal rural retreat and perfect for those with an equestrian or smallholding interest the scope the location provides is superb. It is located on a quiet no-through road, just to the north of the village of Walton, near Brampton. The property sits alone amongst rolling countryside and close to Hadrian's Wall. The nearby village of Walton has a close-knit community and the market town of Brampton just a short distance beyond this offers an excellent range of amenities. Access to the wider region is easy thanks to the A69 which allows for easy travel to Newcastle and the North East as well as back towards Carlisle and the M6 motorway. Whilst Hadrian's Wall is close by, both the Lake District National Park and the Solway Coast AONB are also within a short drive.

#### ACCOMMODATION

In need of some modernisation and improvement but offering significant potential the property provides space both inside and out. Approached via two gated entrances on the south and western boundaries the property sits



within a generous garden. A double garage provides storage and has further potential with attic rooms above. There is a glazed entrance porch which leads in to a wide inner hallway housing the stairs to the first floor. A large dual aspect living room is complemented by a dining room. The kitchen, with fitted units and an AGA is a good size. A door leads from the kitchen to a large multi-purpose space which can be configured in a number of ways to suit the incoming buyer. It would make an incredible utility and laundry room or may also be able to be opened up in to the kitchen to create a modern feeling open plan living kitchen. A door leads from here through to a number of stores, the double garage, stables and attached barn. At first floor level there are three large double bedrooms, the largest of which has a pleasing dual aspect. There is a generous bathroom, in need of modernisation, and a separate W.C. The attached double garage, stables and barn offer significant potential for the right buyer and could even, subject to obtaining the relevant permissions, be used to create an income generating annex. There is a formal garden around the property with lawns to the front and side and land split in to four paddocks. Three of which have direct access from the property and the fourth sits adjacent to the property across the shared access lane.





Total area: approx. 368.9 sq. metres (3971.1 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.