



**Hayward  
Tod**

**4/5 Bed Bungalow** | Camlann | Banks | CA8 2JH

**£550,000**







A rare and interesting opportunity to secure a large detached home in beautiful surroundings close to the course of Hadrian's Wall. In need of modernisation but offering significant potential for multi-generational living, income generating annexe or office/studio space. Fabulous views from the rear.

entrance hallway | W.C. | living room | snug | conservatory | kitchen diner | rear porch | bedroom one | bedroom two | bathroom | bedroom three | bedroom four/annexe sitting | (annexe) bedroom five and en-suite shower | lower ground studio room | boiler room | double garage | driveway parking | wraparound gardens | patio | mains water and electricity | oil fired central heating | private drainage | EPC pending | council tax band E | freehold

#### APPROXIMATE MILEAGES

Birdoswald Roman Fort 3 | Brampton 3.5 | Lanercost 1.2 | Carlisle 13 | Newcastle International Airport 45

#### WHY BANKS?

Situated on the course of Hadrian's Wall, the pretty settlement of Banks is nestled amongst rolling countryside and just moments from Birdoswald Roman Fort and the market town of Brampton. An ideal situation for those looking to immerse themselves in the region's rich history or simply looking for an impressive rural home. Within a short drive are both primary and secondary schools as well as shops and services meaning the area would suit families as well as those looking to get away from the hustle and bustle of modern life. For journeys further afield, Newcastle and its International Airport are within an hours drive to the east. Brampton Golf Club and Talkin Tarn country park are also within a short drive.

#### ACCOMMODATION

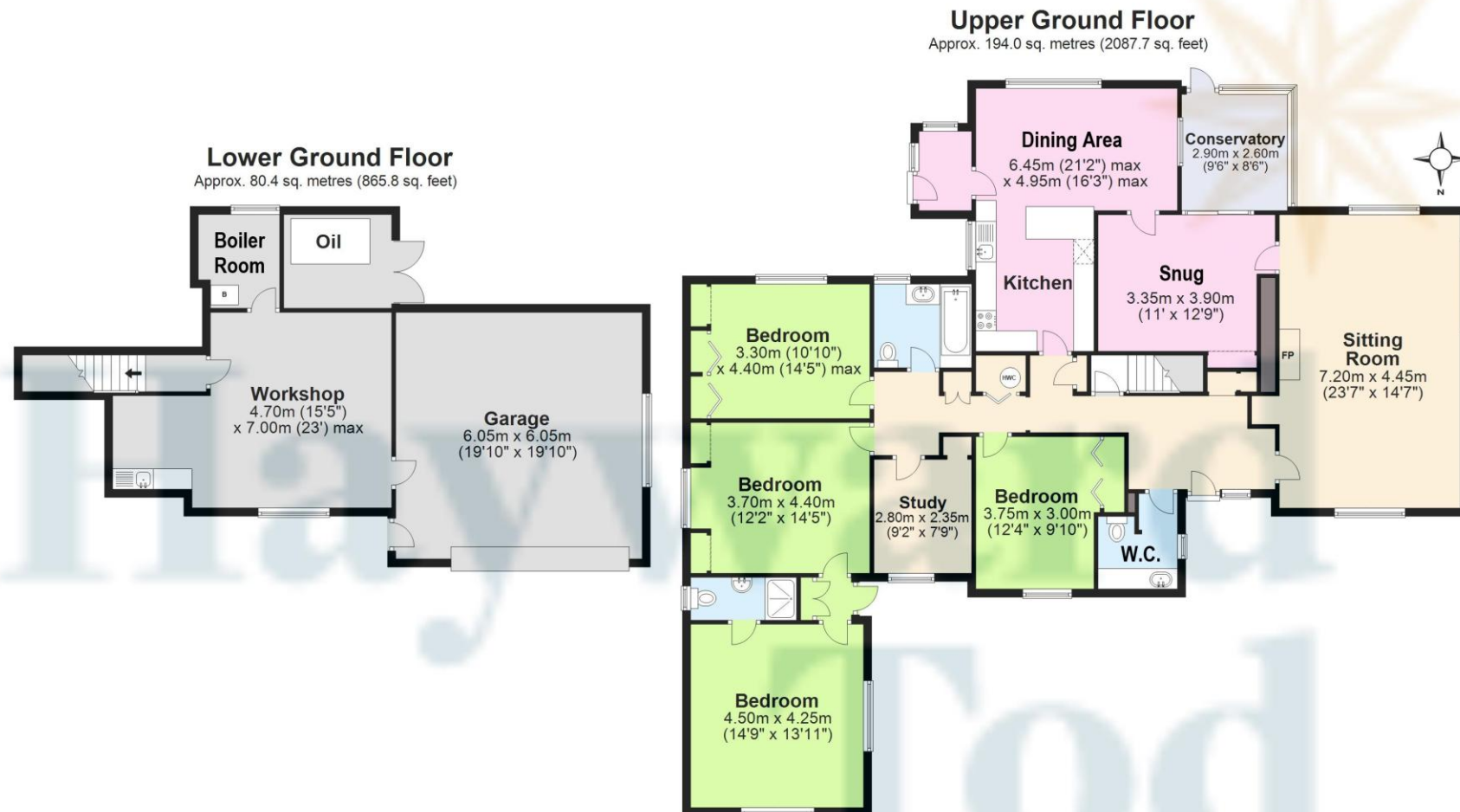
Spacious throughout and offering a great deal of flexibility the living accommodation offers fabulous views to the rear





and scope for a variety of uses, not least a wonderful large home. A generous triple aspect living room sits at the far end of the property and is complemented by a smaller snug sitting and conservatory as well as an open plan dining kitchen. There are four or five bedrooms depending on how you choose to configure the property, with four being in the main house and one being the annex, otherwise the fifth bedroom is accessed through the fourth. There is a bathroom in the main house and the fifth bedroom has an en-suite shower. Of particular additional interest is the large space below the house. Accessed via an internal staircase there is a large room suitable for a variety of purposes, not least extending the living accommodation if desired. Access from this room is to the large integral garage and a smaller boiler room. Externally the property sits centrally within a large plot. The views from the rear, where there is a good size patio, are wonderful. There is a gravel driveway to the front and the property is accessed via a short flight of steps.





Total area: approx. 274.4 sq. metres (2953.4 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.