



**Hayward
Tod**

4 Bed House & 2 Bed Annex | St Martins House | Carlisle Road | Brampton | CA8 1SR
£475,000





Sizable family home with the benefit of an incorporated two bed annex, ideal for entertaining family and guests. Great location within walking distance of amenities and convenient for A69, Carlisle and Newcastle.

APPROXIMATE MILEAGES

Carlisle 9 | M6 motorway 7 | Longtown 11 | Newcastle International Airport 46

WHY BRAMPTON?

A popular market town with a wide range of amenities and services including both primary and secondary schools, all within walking distance of the property. Conveniently located for access to the wider region thanks to the proximity of the A69, travel to Newcastle and the north east is a breeze. The M6 motorway and Carlisle are just minutes in the other direction. Brampton Golf club and Talkin Tarn country park are both on the doorstep for those looking to enjoy the outdoors, not to mention the World Heritage Sites of Hadrian's Wall and the Lake District National Park.

ACCOMMODATION

Spacious and in good order throughout the accommodation offers flexibility for large family or multigenerational living, not to mention the potential for income generation if desired. The main house comprises four bedrooms, the largest of which benefits from an en-suite shower room. The main bathroom has a shower over the bath. On the ground floor of the main house the living room has a stove and overlooks the garden. There is a W.C. adjacent to the entrance porch. The kitchen, with space for dining, has a range of fitted units and integrated appliances. Next to the kitchen and providing access through to the annex is the dining room. The dining room also has double doors to the garden. The annex, which is incorporated as part of the main house, is open plan on the ground floor with a fitted kitchen and two sets of double doors to the front and a single door to the rear garden. Stairs lead up to two double



bedrooms and a bathroom. Externally there is a garden across the rear of the property accessed via steps and ample gated parking at the front of the property. There is a two story store at the far end of the property which may offer potential to further extend the living space should the incoming buyer require it. Any development would of course be subject to acquiring the necessary consents.

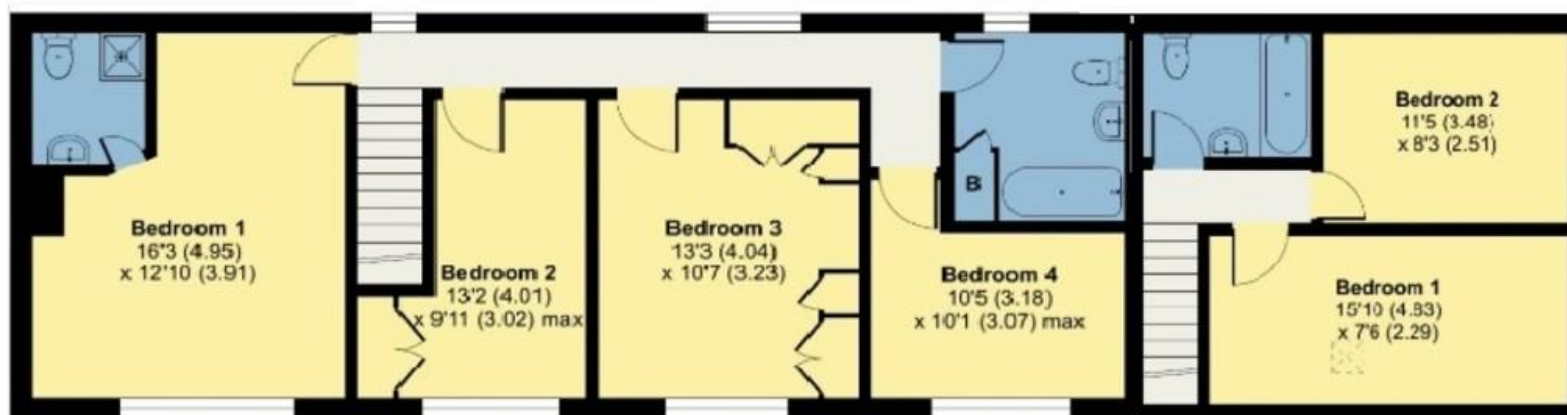


St. Martins House

Approximate Area = 1498 sq ft / 139.1 sq m Annexe = 650 sq ft / 60.3 sq m

Total = 2148 sq ft / 199.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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.