



**Hayward
Tod**

5 bed, 2 bath Detached House | Oakleigh | Townhead | Hayton | Brampton | CA8 9JH
Guide Price £525,000





Superb five bed detached dwelling in a beautiful setting adjacent to the sought after village of Hayton. Walk to village centre primary school and pub. Generous living space. Veranda with open rural views. Convenient for Brampton, M6 and Carlisle, Hadrian's Wall and Lake District.

ACCOMMODATION SUMMARY

Veranda | Hall and stairs | Sitting room with dining area | Living room | Modern fitted kitchen | Utility room | Rear double bedroom one | Modern bathroom | Generous first floor landing | Front double bedroom two | Spacious modern bathroom | Front double bedroom three | Rear double bedroom four | Front double bedroom five | Front garden, driveway and parking | Private rear garden and large patio | All mains services | Gas central heating | Double glazing | Council Tax Band - E | EPC rating - C | Freehold

APPROXIMATE MILEAGES

Hayton pub and CoE primary school 0.6 (14 minute walk) | Brampton 2.8 | M6 J43 5.8 | Central Carlisle - Westcoast mainline station 9 | Hadrian's Wall UNESCO World Heritage Site - Birdoswald Fort 9.6 | North Pennines AONB - Alston 21.4 | Solway Coast AONB - Bowness on Solway 21 | Lake District National Park - Caldbeck 21.6, Pooley Bridge Ullswater 29.1 | Newcastle International Airport 49



WHY TOWNHEAD HAYTON?

Peaceful location within a short walking distance of the village centre. Sought after location with thriving pub and good CoE primary school. Active village with a strong sense of community. Good communications via A69 for ease of travel for M6, Brampton and Carlisle. Nearby Brampton has an excellent range of amenities including William Howard secondary school, coffee shops and places to eat. Carlisle the regional capital has a growing café culture and superb range of facilities, shops and restaurants. London Euston by direct services is just 3 hours 20 minutes away. Other direct

services include to Glasgow, Edinburgh, Newcastle and Manchester to name a few. Many of our region's areas of natural and historic are on the doorstep.

DESCRIPTION

A fine detached house providing generously proportioned and attractively presented accommodation in excess of 2,200 Sq. ft. Offered in excellent condition the versatile rooms offer living, bedroom and bathroom options over two floors. The approach is from a quiet side road and a driveway provides parking in front of a good single garage. The property is set back in a slightly elevated position with steps up to a pretty veranda which is a great place to sit and enjoy the open views to the southwest. Inside the living space is superb with two good rooms both enjoying the aspect and views. The main sitting room also has a dining area which opens out on to a generous private patio and terraced garden. The kitchen has a modern fitted units with a range of quality integral appliances. Also on the ground floor is a utility room, double bedroom and bathroom. On the first floor is a generous and useable landing area, four double bedrooms and a modern bathroom. Gardens compliment the property which features a sylvan outlook at the rear.



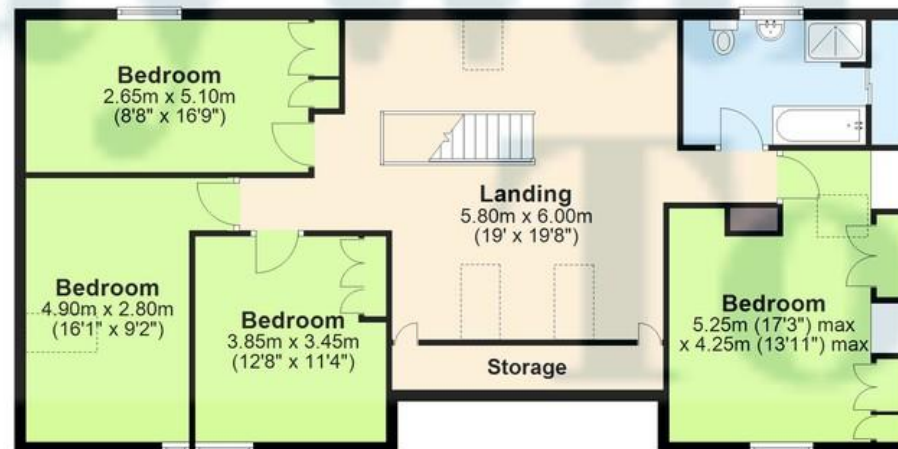
Ground Floor

Approx. 117.5 sq. metres (1264.9 sq. feet)



First Floor

Approx. 111.1 sq. metres (1196.1 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.