



**Hayward
Tod**

4 Bed Detached House & 3 Bed Holiday Cottage | Denton Foot & Reivers Retreat | Denton Mill

Brampton | CA8 2QU

Offers in the region of £1,000,000





An outstanding opportunity to secure an impressive Grade II listed home, separate high-quality holiday cottage and large detached garage workshop offering additional development potential if desired. Set within a large garden site in a private setting convenient for Carlisle, Brampton and Newcastle, just off the A69.

APPROXIMATE MILEAGES

Brampton 3 | M6 motorway 10 | Carlisle 13 | Hexham 22 | Newcastle International Airport 44

WHY DENTON MILL? A small and private settlement adjacent to rolling countryside just off the A69 to the east of Brampton, the location offers the perfect blend of rural living and convenience with a range of amenities just moments away in Brampton and excellent connectivity to the rest of the region. World Heritage Sites on the doorstep, with Hadrian's Wall and the Lake District close by, make this an ideal base for exploring year round. Brampton Golf Club is also just a short drive from the property. For access further afield the A69 makes travel across the Tyne Valley to Newcastle and its International Airport a breeze. The M6 motorway is only a few miles west, further enhancing the property's accessibility.

ACCOMMODATION

DENTON FOOT A superb, detached home retaining a wealth of period features but having been enhanced for modern living. A farmhouse style kitchen with Aga cooker is the hub of the home, a set of stairs rise from here to the first floor. Off the kitchen there is a large and bright garden room with wood burning stove, there is also access from here to a porch and study as well as the garden. Alongside the kitchen is a useful utility room and W.C. off the entrance hall. The main sitting room is a pleasant dual aspect space with a large wood burner, the dining room is accessed through this space. A second set of stairs leads up from the



sitting room. At first floor level there are four bedrooms. The main room, with a pitched ceiling, also has a dual aspect and the benefit of a modern en-suite shower room. There are three more good size bedrooms and a modern family bathroom with shower over the bath.

REIVERS RETREAT An outstanding barn conversion with an impressive glazed rear extension. Currently run as a successful holiday cottage but equally suitable as a longer term rental or annex accommodation for multigenerational living. There is a sizable open plan kitchen living space with the glazed rear extension utilised as a dining area. In addition to the main open plan living space there is a small snug sitting room, utility space and a ground floor shower room with W.C. At first floor level there is a long gallery landing overlooking the kitchen, three good size double bedrooms and a large four piece bathroom with freestanding bath and separate shower.

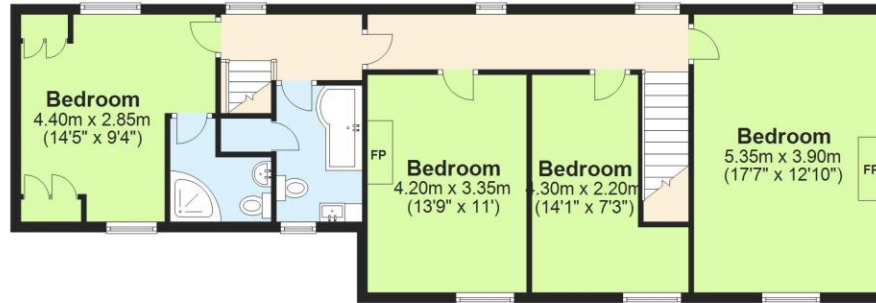
OUTSIDE Set within an elevated site of approximately one acre with the benefit of open views to the rear the property has a good size lawned garden, and vegetable plots adjacent to the main house. There is another lawned area and patio alongside the large detached garage/workshop. This building has previously been earmarked for additional development and could, subject to obtaining the necessary permissions, create an additional income stream if desired. Beside the main house there is an impressive stone and double glazed greenhouse, dog run and car port. There is plenty of additional gravelled driveway parking behind Reiver's Retreat, which also benefits from its own private garden and patio space overlooking the fields beyond.

In short, Denton Foot offers the incoming buyer a rare opportunity to secure not only an impressive home but an additional income stream or annex, close to a variety of tourism opportunities in a highly accessible yet private setting.



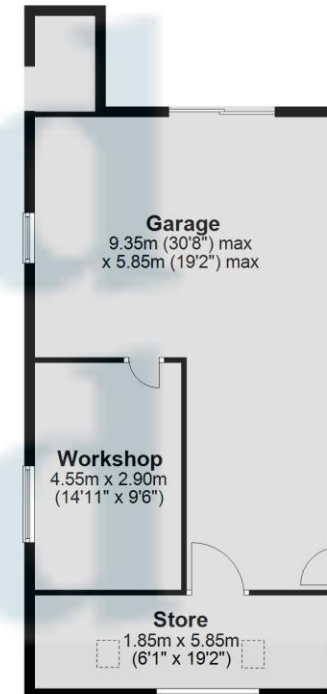
First Floor

Approx. 87.3 sq. metres (940.0 sq. feet)



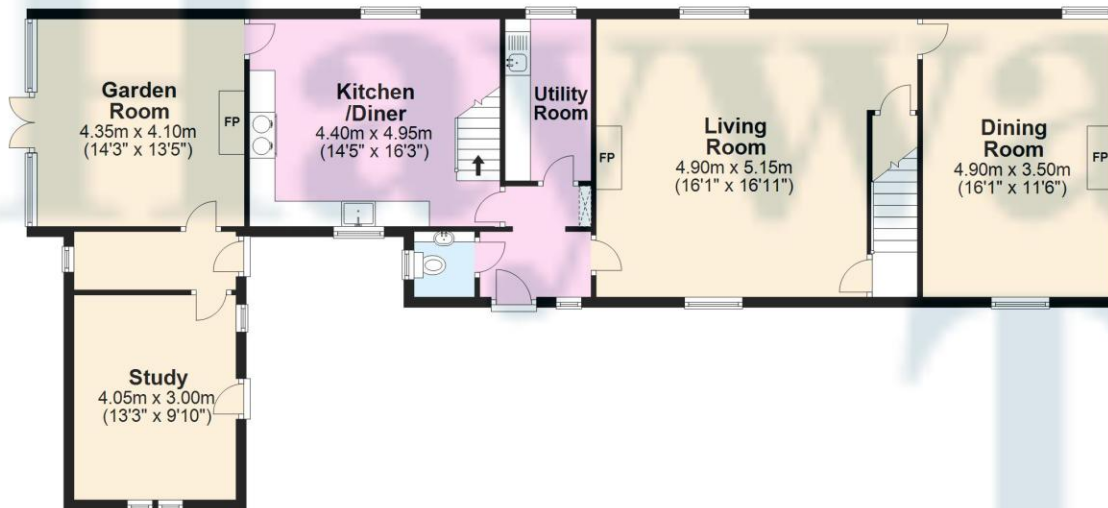
Outbuilding

Approx. 68.7 sq. metres (739.1 sq. feet)



Ground Floor

Approx. 118.1 sq. metres (1271.4 sq. feet)



Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

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.