



**Hayward
Tod**

3 Bedroom Detached House | Larches | Brocklebank | Near Caldbeck | CA7 8DH

£780,000





Simply stunning home, recently renovated to the highest standards throughout. The best of both period charm and modern convenience. Large garden, attached barn/workshop and scope to create a fourth bedroom if desired. Beautiful Lake District fringe location. Superb views across the Solway Plain.

entrance hallway and stairs | living room | kitchen | dining room | utility | WC | en-suite main bedroom | two further double bedrooms | shower room | ground floor bed 4/snug for conversion | attached workshop/barn | landscaped patio and seating area | large gated, gravel driveway | lawn | double glazing | oil fired central heating | underfloor heating to ground floor | mains water & electricity | private drainage | freehold | EPC pending | council tax band D

APPROXIMATE MILEAGES

Caldbeck 2.4 | Wigton 5 | Carlisle 13 | Keswick 18 | Penrith/M6 - North Lake District 15

WHY BROCKLEBANK? A beautiful elevated position just outside the northern boundary of the Lake District National Park and benefitting from superb far reaching views down towards Carlisle and across the Solway Plain. A perfect location to utilise a wide range of amenities and explore the region, yet remain situated away from the hustle and bustle of the central Lake District. Near equidistant from Carlisle, Keswick and Penrith, the proximity of the A595 allows for easy access in all directions, with the M6 motorway being only around 20 minutes drive from the property. Caldbeck has an excellent community and basic amenities including a village shop and Pub as well as a primary school, which the nearby village of Rosley also has.

ACCOMMODATION Genuine quality and superb craftsmanship is found throughout, which is evident the moment you drive through the entrance gates. A light and airy entrance hallway houses an impressive wooden



staircase and limestone flooring, which also runs through to the kitchen. There is a sitting room with a large inglenook fireplace housing a woodburning stove. Double doors lead from here to the rear gravelled patio area and a single door leads through to what could be the fourth bedroom or study and then on to the large attached barn. The kitchen, which features a range of quality integrated appliances, has a large seated island at its centre, where the sink, complete with boiling water tap is situated. From the kitchen there is access to the dining room, which like the kitchen has a dual aspect. Also off the kitchen are French doors to the private rear patio and sunken seating area. There is a large functional utility/laundry room and a separate W.C. To the first floor there are three double bedrooms each with their own unique charm. The largest of the three has a spacious en-suite bathroom, with Armani sanitary ware. The second bedroom has both a large Velux window and a smaller low level window offering a reminder that you are within a barn. The third bedroom is the one that is most fortunate though as a triple Velux provides superb far-reaching views down across the Solway Plain and towards Carlisle. These two bedrooms share another high quality shower room, with impressive stone sink. The feeling of space and quality continues outside. A large gravelled driveway provides ample parking and there is a generous expanse of lawn to the front of the property. At the rear there is a paved patio and sunken gravelled area, all of which has been planted around. A further gravelled area at the rear of the property provides access in to the attached barn. In short, Larches is a sizable detached home of significant quality which is ready to be enjoyed by its new owners.



FLOOR PLAN TO FOLLOW

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.