



**Hayward
Tod**

3 Bedroom Cottage | Park End | Whelpo | Near Caldbeck | CA7 8HH

£475,000





An exciting opportunity on the northern fringe of the Lake District National Park in a pretty setting adjacent to Parkend Beck. Three bedroom, three bathroom cottage with adjoining two storey barn offering significant further potential, subject to obtaining the necessary consents.

utility | dining kitchen | hall | ground floor bathroom | sitting room | en-suite main bedroom | bedroom two | bedroom three | shower room | study landing | adjoining two storey barn | small gravelled driveway | large lawned garden | partial double glazing | electric heating | private drainage | mains water and electricity | freehold | a public right of way (rarely exercised) exists across the garden

APPROXIMATE MILEAGES

Caldbeck 1.7 | Keswick 14 | Carlisle 15 | Penrith - M6 motorway 13 | Newcastle International Airport 70

WHY PARKEND?

A peaceful setting close to the Village of Caldbeck on the northern fringe of the Lake District National Park, the location offers the peace and tranquillity associated with rural living yet remains very accessible for amenities and the wider region, Carlisle, Penrith and Keswick are all approximately 15 miles from the property providing plenty of options for schools, shops and leisure opportunities, with the M6 motorway being accessible at Penrith. Newcastle International Airport is just 70 miles to the east and further options for travel are provided by Liverpool and Manchester Airports to the south.

ACCOMMODATION

Rumoured to be the birthplace of John Peel, Park End is a home steeped in history and charm. A Georgian post box adorns the end wall and exposed beams and stonework feature throughout. A large open plan dining kitchen sits at one end of the property and is complemented by a utility room at the rear. There is access to the garden from the

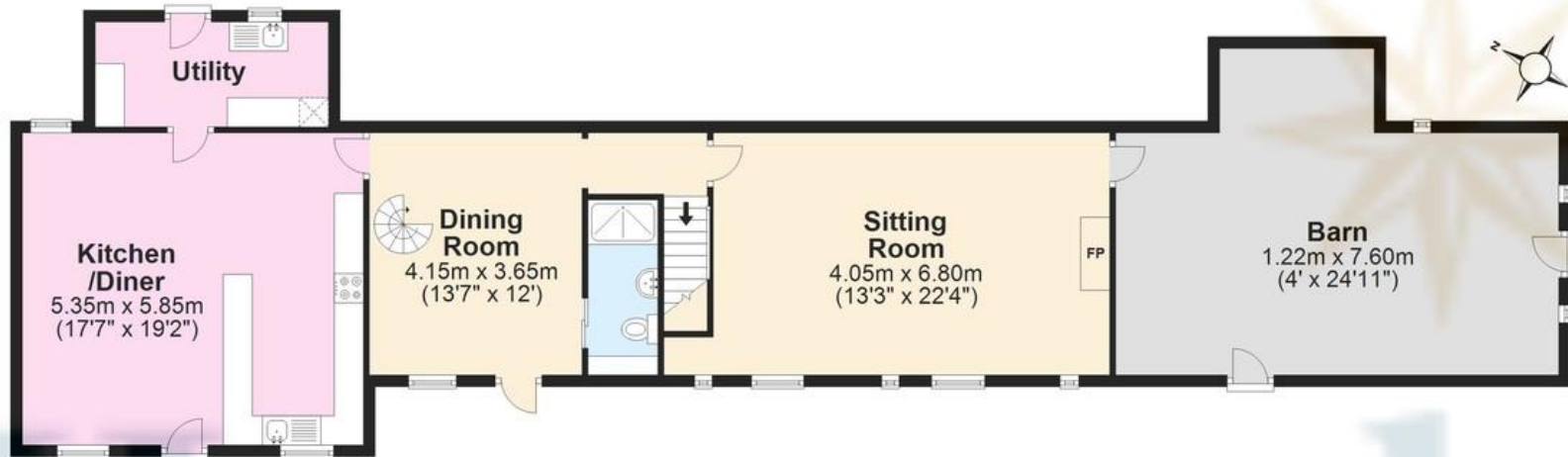


kitchen diner. A large inner hallway houses a set of spiral stairs up to the first floor. There is also a ground floor shower room and W.C. Through from this is the main living room with a large stove as its focal point. Accessed from the living room is an impressive double storey barn, ripe for conversion in to additional accommodation. There is an additional staircase to the first floor between the living room and the hall. At first floor level there are three bedrooms. The larger of the two both have en-suite bathrooms. The third bedroom is a good size and there is a large study/landing separating them at the top of the spiral staircase. Externally the property has a gravelled drive providing parking and sits within approximately 0.4 acres of charming grounds bordering Park End Beck. In short, Park End presents the incoming buyer with a real lifestyle opportunity in a peaceful yet accessible corner of the northern Lake District National Park.



Ground Floor

Approx. 122.2 sq. metres (1315.2 sq. feet)



First Floor

Approx. 99.7 sq. metres (1073.3 sq. feet)



Total area: approx. 221.9 sq. metres (2388.5 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.