



**Hayward  
Tod**

**5 Bed, 3 Bath Detached** | Chestnut House | The Woodlands | Hayton | CA8 9HZ  
**£750,000**







An impressive detached modern family home, in an exclusive development on the fringe of a popular village with primary school and Pub. Double garage with studio room above.

Entrance vestibule and inner hallway | study | living room | snug | sitting room | living dining room | kitchen | utility | main bedroom with en-suite shower | second en-suite double bedroom | three further bedrooms | family bathroom | large studio room above garage | double garage | front and rear lawned gardens | private paved courtyard with covered hot tub | paved driveway | adjacent wooded area | double glazing | gas central heating | mains water, gas, electricity and drainage | council tax band G | EPC rating C | freehold

#### APPROXIMATE MILEAGES

Hayton Primary School 0.3 | Brampton 3 | Carlisle 7 | M6 motorway 5 | Newcastle International Airport 48

#### WHY HAYTON?

A popular village with primary school and Pub, in a peaceful setting convenient for Brampton, Carlisle, the M6 and A69. The village caters to residents of all ages and its overall proximity to the wider area will suit those looking to commute across the region for work. There are a number of countryside walks close by as well as Brampton and Carlisle Golf Clubs and Talkin Tarn Country Park, for those looking to make use of the great outdoors.

#### ACCOMMODATION

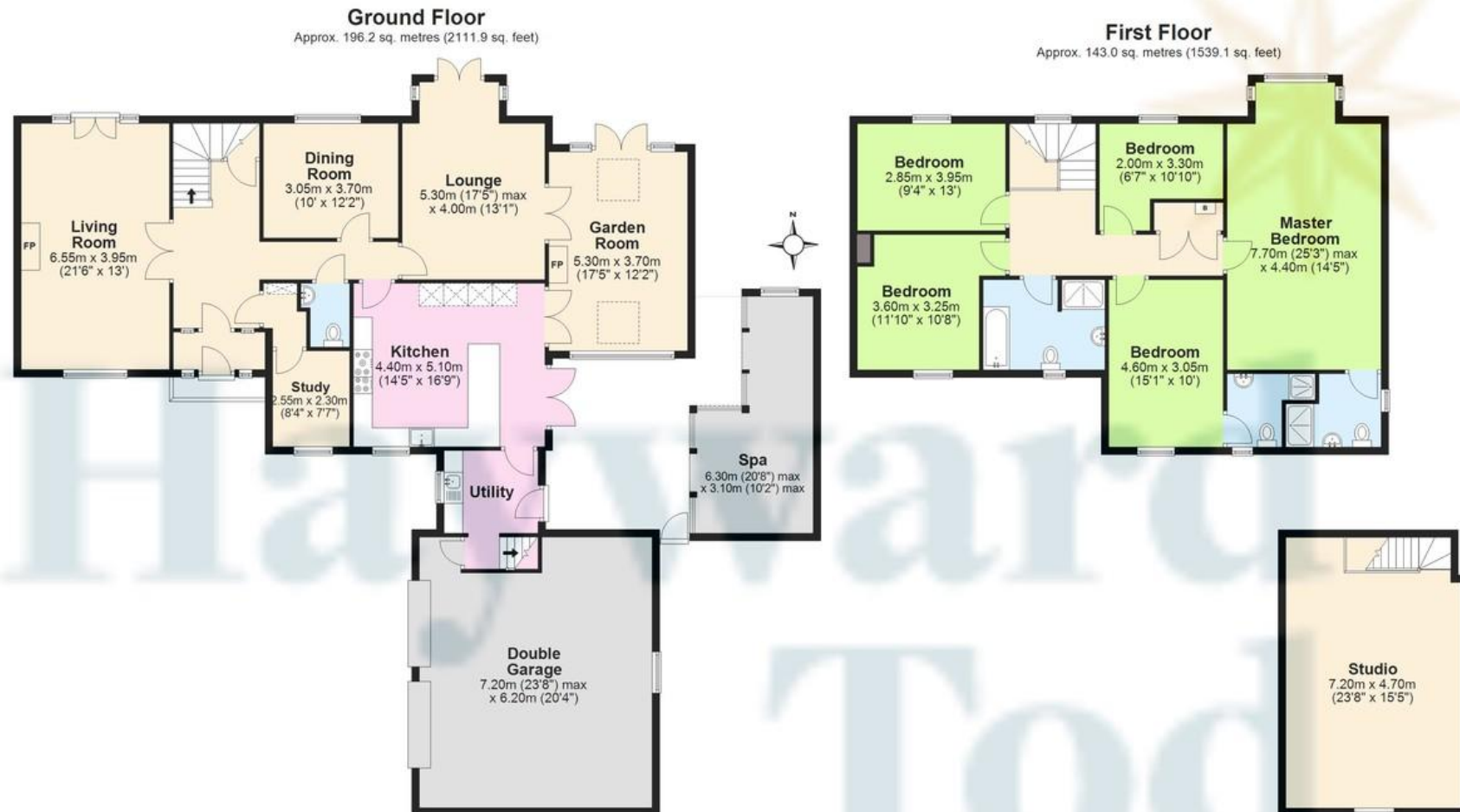
Hugely spacious across both floors the internal accommodation is ideally suited to a larger family or perhaps multigenerational living. A large dual aspect sitting room has a multi-fuel stove and double doors to the rear garden. There are two further living spaces, one a more cosy sitting room and the second another dual aspect space, with multi-fuel stove and high pitched ceilings with roof





windows. Double doors lead in to the garden, sitting room and kitchen from here making it an ideal living dining space. The kitchen, a quality handmade affair, has a breakfast bar seating area and provides ample storage. Double doors open out on to the private courtyard from the kitchen. There is also a useful utility room which provides access to the integral double garage and up to the large studio room above. The garage/studio would make an excellent home gym, children's play space or additional annex accommodation if desired. There are two further rooms on the ground floor, one a small snug/study and the second currently utilised as a home office. To the first floor are five bedrooms and three bathrooms, two of which are en-suite. The main bedroom, an impressive space running front to back across the property has an en-suite shower and fitted wardrobes. The second en-suite bedroom is another comfortable double, also with fitted wardrobes. The family bathroom has both a bath and separate shower. Externally the property has a good size rear garden, paved patio and greenhouse. The garden is afforded good privacy and has a large brick wall at the rear. To the front is an ample paved driveway and another large expanse of lawn. Of particular interest is the adjacent area of wild woodland which also belongs to the property.





## 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.