



**Hayward  
Tod**

**3 Bed Detached House** | 1 The Courtyard | Hesket Newmarket | CA7 8JJ  
**Offers In Excess Of £350,000**







An attractive cottage right in the heart of a desirable Lake District village. Three bedrooms. Garage. Solar panels.

entrance hall and stairs | living dining room with 9kw multi fuel stove | GF cloakroom/W.C. | kitchen | three bedrooms | first floor bathroom | attached single garage | courtyard garden | double glazing | LPG central heating | mains water, electricity and drainage | 3kw solar panels - currently generating c.£1000pa income | EPC pending | council tax band D | freehold

#### APPROXIMATE MILEAGES

Caldbeck 1.4 | Penrith - North Lake District 14 | Carlisle 15 | Keswick 16 | Newcastle International Airport 70

#### WHY HESKET NEWMARKET?

A sought after village just within the northern edge of the Lake District National Park, away from the hustle and bustle of the more touristy centre. A thriving village community in its own right, there is a shop, popular pub (The Old Crown) and brewery in Hesketh, which are co-operatively owned within the village; and a shop and pub in the neighbouring village of Caldbeck where you will also find the local GP surgery. Convenient for access to the wider region, Penrith, Carlisle and Keswick are all almost equidistant from the property offering the flexibility to commute to either for work, schools or amenities.

#### ACCOMMODATION

Spacious living providing a dual aspect living dining room with a 9kw multi-fuel stove, which is more than capable of heating the house whilst also providing water heating and heating the towel rail in the bathroom. Water heating can be supplemented by an electric immersion heater if required. There is an ample kitchen with plenty of storage and workspace. There is a door from the kitchen to the low maintenance walled garden with woodstore. Also on the ground floor is a utility room with W.C. At first floor level



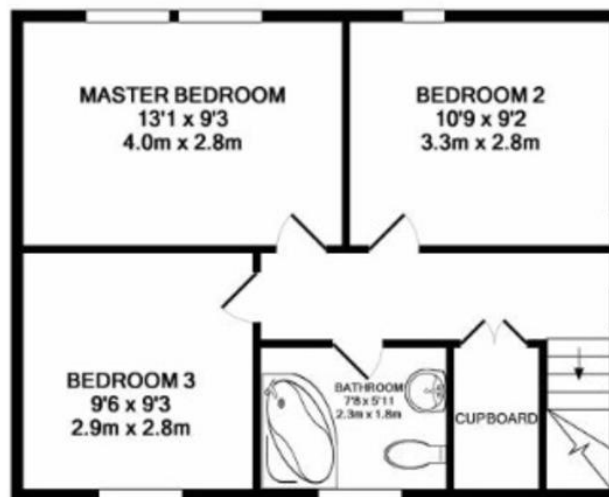
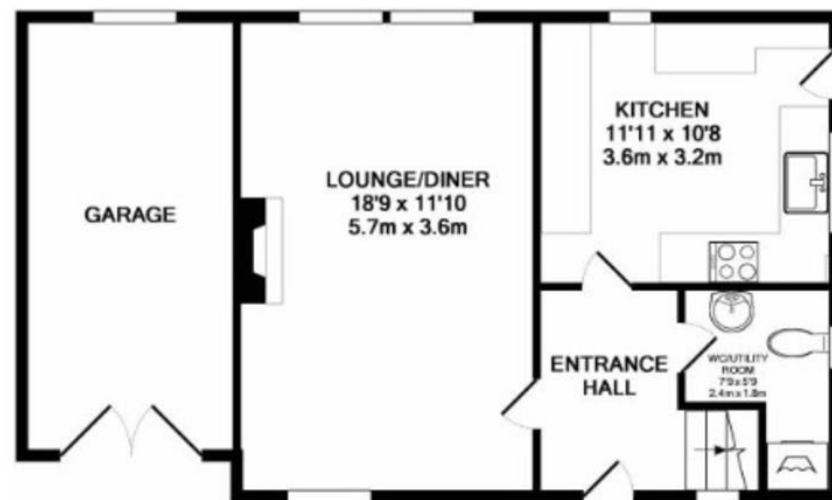


there are three similarly sized bedrooms and a bathroom, with shower over the bath. The property is double glazed and has LPG central heating with an automatic changeover valve. Additionally there are 3kw solar panels to aid with reducing running costs. They currently provide c.£1,000pa of income. For additional storage there is ladder access to a fully boarded and lit loft. Of additional interest is the attached single garage, perfect for storing mountain bikes, motorbikes or outdoor equipment.

#### LOCAL OCCUPANCY RESTRICTION

Occupancy is restricted to those who have already lived within 15 miles of the property for at least 5 years or who work or volunteer within 15 miles, or who have a strong local connection to the village. Special dispensation can be given for Key Workers





## 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.