



**Hayward
Tod**

4 Bed, 2 Bath Barn | The Joiners Shop | Hawksdale | Near Dalston | CA5 7BX

£375,000





Charming barn conversion providing deceptively spacious four bed, two bath living. Peaceful setting on the outskirts of Dalston.

entrance porch | kitchen | utility | dining area | snug | garden room | living room | main bedroom with en-suite shower | four piece family bathroom | three further bedrooms | allocated parking within courtyard | integral garage/store | garden | double glazing | solid fuel heating | immersion heater | shared private drainage | mains water and electricity | EPC E | council tax band C | freehold

APPROXIMATE MILEAGES

Dalston 2 | Raughton Head 1.7 | Carlisle 7 | M6 motorway 6.5 | Penrith - North Lake District 17

WHY HAWKSDALE?

A peaceful and private setting on the fringe of Dalston and close to Raughton Head the property offers the best of rural living without being isolated and remaining within easy reach of a wide range of amenities including, pub, shops and schools. A pleasant 1 mile walk across marked footpaths takes you to the popular Bridge End Inn and a further mile beyond that sees you in the centre of the village, which is also just two miles by car. Heading the other way from the property takes you on an equally pleasant walk of just under two miles along the River Caldew towards Raughton Head. The wider region is also readily accessible with the M6 motorway, West Cumbria and the northern Lake District all within a short drive from the property. Dalston caters for all ages, with both primary and secondary schools, as well as pubs, Co-op, butchers and fish & chips shop amongst other things.

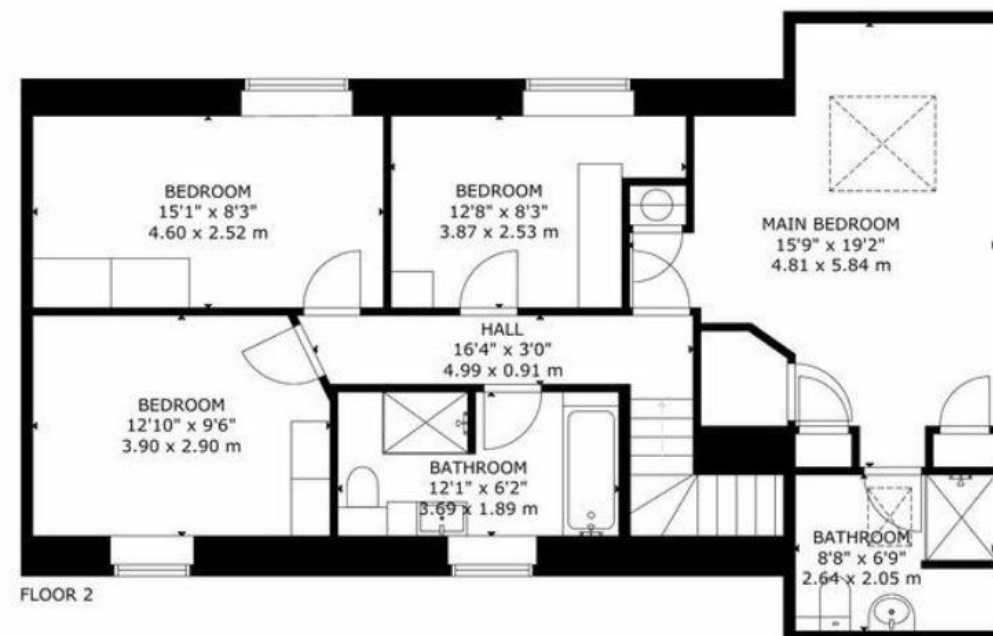
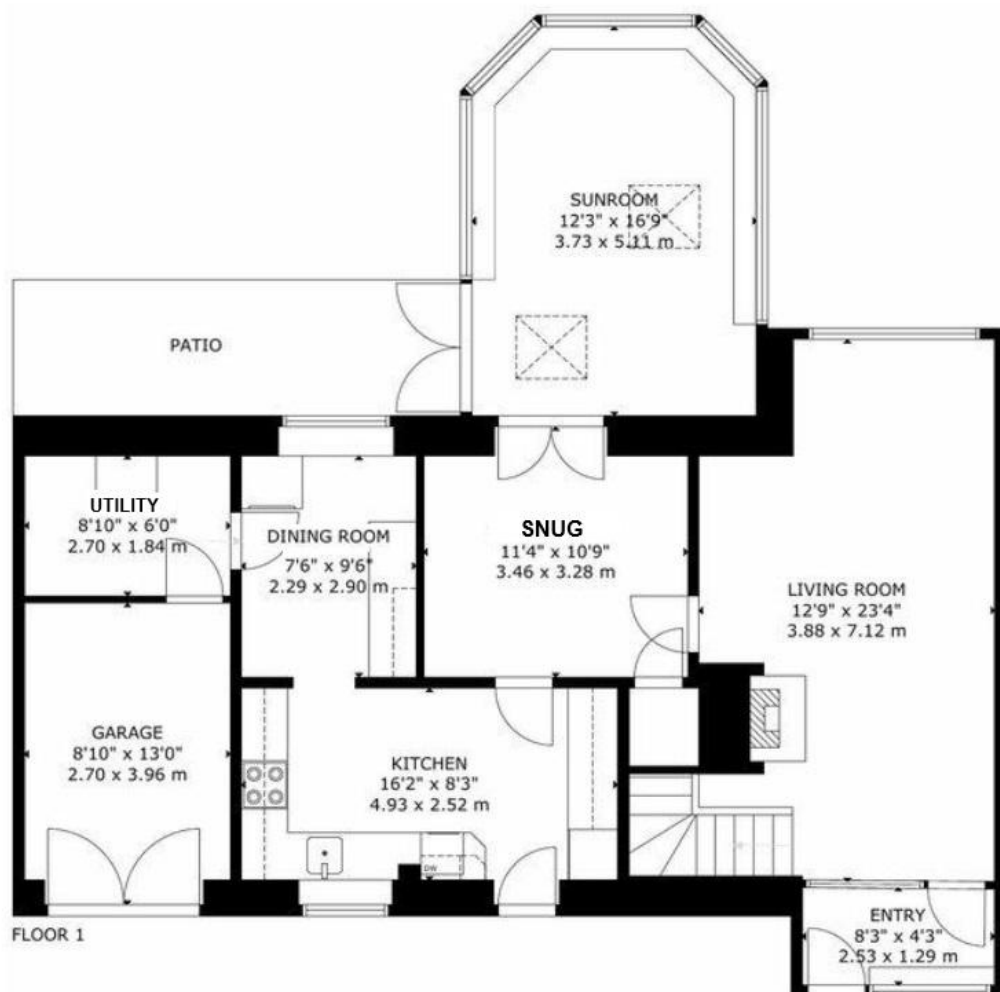
ACCOMMODATION

Deceptively spacious accommodation providing a good balance of living space and bedrooms the property is well suited for a family or a indeed a couple requiring space but



looking for ease of maintenance. A spacious living room houses the solid fuel stove responsible for heating the property. Double doors lead from the living space through to a smaller snug sitting area that also provides access to a generous garden room and the kitchen. The kitchen is complemented by an adjoining dining area. There is also a useful utility room which provides access to the integral garage store. The stairs to the first floor rise up from the living room on to the landing above. The largest of the four bedrooms at the top of the stairs has exposed beams, a rooflight window and an en-suite shower. The three further bedrooms area all able to take a double bed. The family bathroom has been modernised and has both a bath and separate shower. Externally the property has an enclosed rear garden with store and covered seating area. There are two paved patios and gated access from the garden to the roadside. At the front of the property there is dedicated parking within the shared cobbled courtyard and access to the garage.





GROSS INTERNAL AREA
 TOTAL: 165 m²/1,780 sq.ft
 FLOOR 1: 89 m²/959 sq.ft, FLOOR 2: 76 m²/821 sq.ft
 EXCLUDED AREA: GARAGE: 11 m²/114 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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.