



**Hayward
Tod**

4 bed, 1 ensuite Detached House | Cornerstones | Castle Carrock | Brampton | CA8 9LT
Guide Price £415,000





An attractive 4 bed detached period property with pale sandstone walls and charming, beautifully presented interior. Superb location in the heart of a prime village with great amenity and community spirit. Delightful garden room overlooking the private rear garden. Of interest the village has allotments and the owners have the benefit of renting a large plot.

ACCOMMODATION SUMMARY

Enclosed porch | Double length sitting dining room | Rear lobby and stairs | Utility room | Modern fitted breakfast kitchen | Garden room | First floor landing | Front double bedroom one with ensuite shower room | Front double bedroom two with fitted wardrobes | Front double bedroom three | Rear bedroom four | Modern bathroom | Attractive landscaped gardens south west facing at the rear | Excellent store room/former garage | Mains water, electricity and drainage | LPG central heating - 5 year old Eco boiler | Council Tax Band - E | EPC rating – F | Freehold

APPROXIMATE MILEAGES

Brampton Golf Club 2.3 (5 minutes by car) | Talkin Tarn Country Park 2.6 | Brampton 4.1 | M6 J43 7.9 | Central Carlisle - West Coast Mainline Station 10.2 | Hadrian's Wall UNESCO Site - Birdoswald Fort 10.3 | North Pennines AONB - Alston 19.5 | Solway Coast AONB - Bowness on Solway 22.9 | Lake District National Park - Hesketh Newmarket 21.6, Pooley Bridge Ullswater 24.8 | Newcastle International Airport 49.7



WHY CASTLE CARROCK?

Pretty village at the foot of the fells with a good community spirit, primary school, village hall, church and award winning pub, The Duke of Cumberland. Nature walks and wildlife on the doorstep. Easy access north to Talkin Tarn Park, Brampton and Golf Club. Excellent communications via A69, Carlisle, M6 and Newcastle. Direct mainline services to London from Carlisle in around 3 hours 20 minutes, Edinburgh and Glasgow in around 1 hour 20 minutes.

Brampton has a secondary school, convenience shops, Cranstons Food Hall, cafes and eateries. The regional centre Carlisle has a growing cafe culture, excellent shops and range of good pubs and restaurants. The Eden Valley is on the doorstep and there is good onward access for the Lake District.

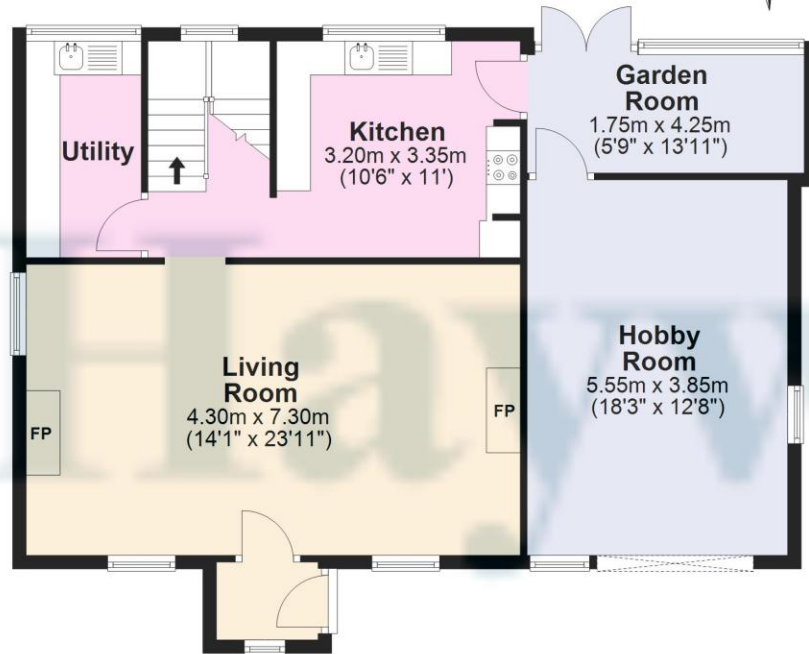
DESCRIPTION

A most appealing detached property in a prime village location with loads of character and period style. Benefiting from being well maintained and having a beautifully presented interior Cornerstones is ready to occupy. The living space is excellent and features a double length reception room with a beautiful oak floor and two sandstone fireplaces, one with a multi fuel stove. A period arch leads to a traditional stair lobby and utility room. The fitted kitchen is at the rear and overlooks the private garden. The garden room is a wonderful quiet space and opens out onto a sheltered sandstone flagged patio and like the rear garden has a bright south westerly aspect. On the first floor are the four bedrooms, one ensuite and well appointed family bathroom. Externally the gardens are in good shape and landscaped for easier maintenance. The former garage has been repurposed to create a practical and versatile room.



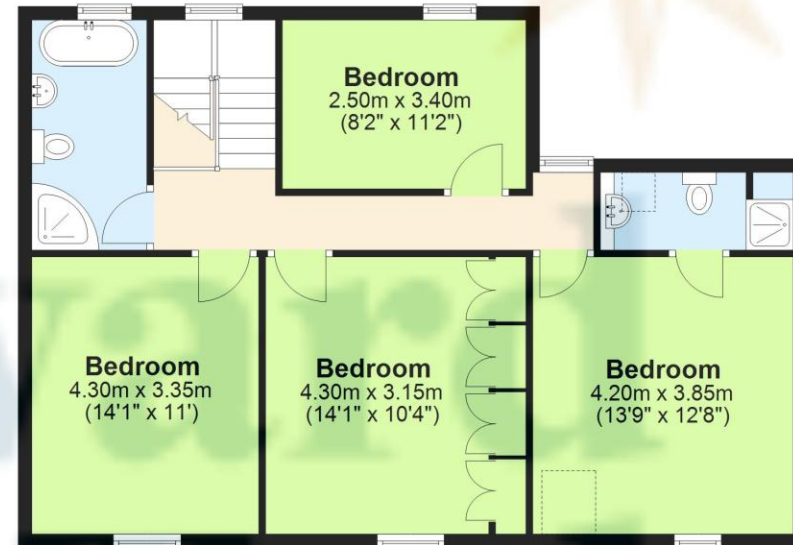
Ground Floor

Approx. 86.5 sq. metres (930.8 sq. feet)



First Floor

Approx. 78.0 sq. metres (840.1 sq. feet)



Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtdod.co.uk
haywardtdod.co.uk

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.