



**Hayward  
Tod**

**4 bedroom Detached House | Pembroke | Townhead | Hayton | Brampton | CA8 9JF**  
**Guide Price £475,000**







An appealing four bed detached house with fine views beautifully situated within a small settlement just a short walk from Hayton Village primary school and a popular public house. Superb open plan kitchen diner and sun room with south west facing balcony and views. Convenient for Brampton, M6 and Carlisle.

#### ACCOMMODATION SUMMARY

Hall and stairs | Cloakroom | Kitchen diner into garden room | Utility room | Lower ground floor | Double bedroom one and two | Bedroom three | Modern shower room | First floor | Sitting room | Double bedroom four or living room | Study | Forecourt parking | Small garage/store with electric roller door | Pleasant gardens | Patio | Balcony with views | Council Tax Band - F | EPC rating - D | All mains services | Gas central heating, electric in kitchen and garden room | Double glazing | Freehold

#### APPROXIMATE MILEAGES

Hayton Village primary school and pub 0.6 | Brampton 2.7 | M6 J43 5.9 | Central Carlisle - West Coast Mainline Station 7.9 | Hadrian's Wall UNESCO Site - Birdoswald Fort 9.5 | Solway Coast AONB - Bowness on Solway 21 | Lake District National Park - Caldbeck 21.4, Pooley Bridge Ullswater 29.3 | Newcastle International Airport 48.9

#### WHY TOWNHEAD HAYTON?

Peaceful location adjacent to fields within a short walking distance of the village centre. Sought after location with thriving pub and good CoE primary school. Active village with a strong sense of community. Good communications via A69 for ease of travel for M6, Brampton and Carlisle. Nearby Brampton has an excellent range of amenities including William Howard secondary school, coffee shops and places to eat. Carlisle the regional centre has a growing café culture and superb range of facilities, shops and restaurants. London Euston direct by train in just 3 hours 20 minutes. Other direct services include to Glasgow,





Edinburgh, Newcastle and Manchester to name a few. Many of our region's areas of natural and historic are on the doorstep.

#### DESCRIPTION

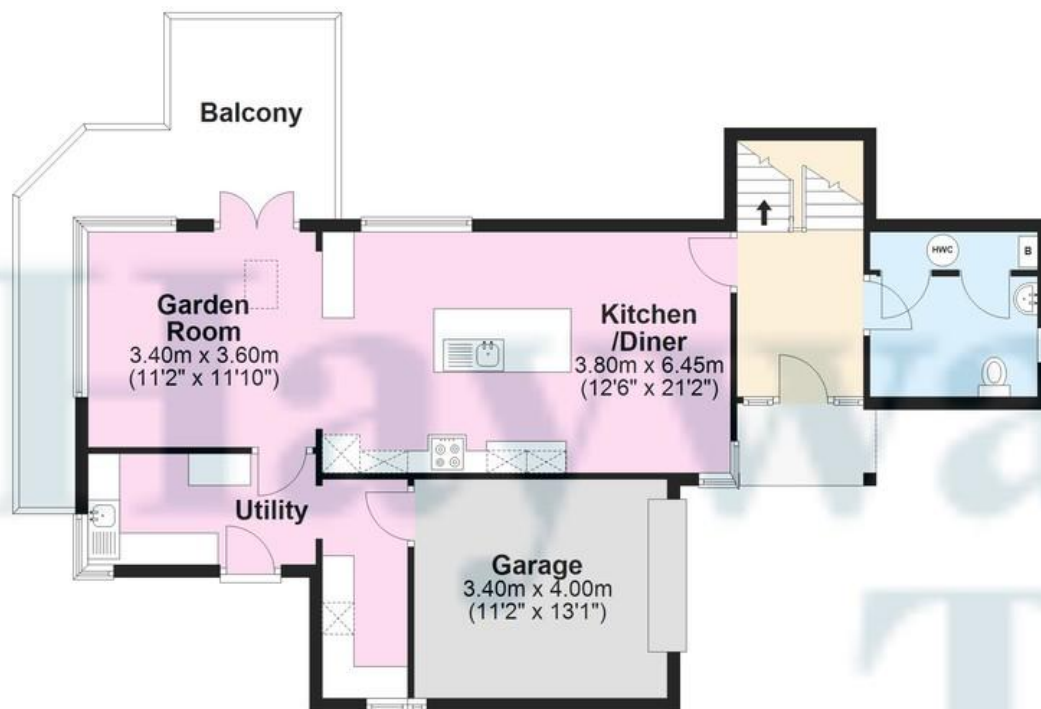
An attractively presented modern detached home offered in good order benefiting from a wonderful setting just over half a mile from the village centre. Occupying a delightful garden site of around 0.15 acres enjoying open views over countryside towards the village and beyond. The living space is very appealing and includes a charming sitting room with open views. The standout space is the superb contemporary kitchen diner with island which incorporates a garden room area with corner glazed elevation and French doors to a balcony and deck. The balcony is the perfect place to enjoy the setting and open views from. Also on the ground floor is a good sized cloakroom and an excellent utility room. From the hall a half flight accesses the lower ground floor three bedrooms which overlook the garden and field, and a modern shower room. Above this is the sitting room, fourth bedroom/living room and a study. The property has off street parking and is complimented by its setting and lovely gardens.





## Ground Floor

Approx. 76.7 sq. metres (825.8 sq. feet)



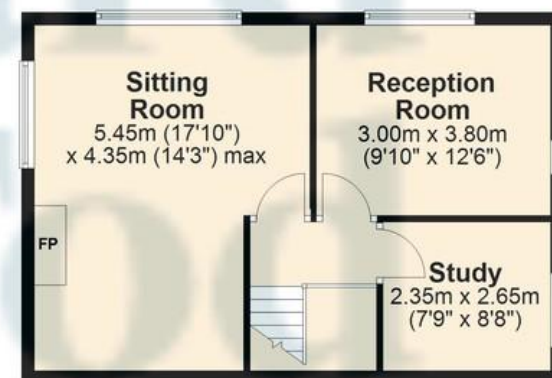
## Lower Ground Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



## First Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



Total area: approx. 166.7 sq. metres (1794.1 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.