



**Hayward
Tod**

4 Bedroom Detached House | Alpine Cottage | Raughton Head | CA5 7DD

£725,000





A superb family home on a 0.5 acre plot in the centre of a good village. Four bed. Three bath. Large open plan living dining kitchen. Living room, conservatory and snug sitting/ground floor en-suite bed 5. Double garage

Entrance hall and stairs | W.C. | open plan kitchen dining living | ground floor en-suite bed 5/play room or study | sitting room | conservatory | en-suite main bedroom | three further bedrooms | family bathroom | double garage | detached garden room | patio | large private garden | electric gated driveway | oil fired central heating | private drainage | mains water and electricity | double glazing | EPC E | council tax band F | freehold

APPROXIMATE MILEAGES

Dalston 3 | Carlisle 8 | Penrith 16 | Keswick - North Lake District 26

WHY RAUGHTON HEAD?

A close-knit community, the village has a church and popular primary school while benefitting from open countryside views and retaining excellent accessibility to amenities and the main road network. River side and country walks are on the doorstep and the nearby village of Dalston is just a couple of minutes by car. Dalston has both primary and secondary schools, a Co-op, two Pubs and a wide range of other shops and services.

ACCOMMODATION

An impressive detached home on a large and private corner plot in the centre of the village. Reconfigured and improved by the current owners the property provides flexible accommodation which can provide a ground floor en-suite bedroom if required. The open plan kitchen living space has a modern industrial feel. The kitchen has a range of integrated appliances and a seated island. A clever concealed utility space provides additional storage and space for the washer and dryer. Double glazed doors lead



out from here to a paved patio and a large table with bench seating is the focal point of the dining space. The large integral double garage is also accessed from here. The sitting room, with feature wood panelling is generously proportioned and has a multi-fuel stove. Double doors lead from here to the conservatory, which opens out in to the garden. The second sitting room which also has double doors out to the garden is currently used as a playroom, but thanks to it's en-suite shower room can be used as a ground floor fifth bedroom. On the first floor the four bedrooms and bathroom are all accessed off a large open landing which could be utilised as a study/storage space. The main bedroom has a corner aspect and overlooks the garden, whilst also benefitting from fitted wardrobes and an attractive, recently modernised, en-suite shower room. There are three further bedrooms, all of which are a good size and the family bathroom, also recently modernised, which has a freestanding bath and large walk-in shower. Externally the property has a tarmac driveway set behind electric gates. The double garage has electric doors. The gardens which wrap around the property are private thanks to high hedges and are mostly lawned. There are two patio areas, one to the side and another at the rear where there is also a large wooden garden room.



FLOOR PLAN TO FOLLOW

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.