



**Hayward
Tod**

House and Cottage Annexe | 5 beds, 3 bath | 1 & 2 The Faulds | Armathwaite | CA4 9PB
Guide Price £575,000





A charming and beautifully presented home and cottage annexe in delightful, landscaped gardens in the heart of a prime Eden Valley village with an excellent range of amenities - shop/PO, two pubs, access to Carlisle - Settle Line. 4 bed house with annex and studio plus 1 bed cottage with income potential. Handy for Penrith, Carlisle, Lake District, A6 and M6.

APPROXIMATE MILEAGES

Village Shop & PO 100 yards | M6 J42 North 6.9, J41 South 9.5 | Carlisle Westcoast Mainline Station 10.4 | Penrith Westcoast Mainline Station 11.5 | Lake District National Park - Hesketh Newmarket 14.7, Pooley Bridge Ullswater 17.9 | Hadrian's Wall UNESCO World Heritage Site - Birdoswald Fort 17.5 | North Pennines AONB - Alston 17.5 | Solway Coast AONB - Allonby Beach 35 | Newcastle International Airport 57.4

WHY ARMATHWAITE?

Charming village on a beautiful stretch of The River Eden in the wonderful Eden Valley conveniently placed between Carlisle and Penrith with easy access to the A6 and two junctions of the M6. Active village with railway station on the famous Carlisle to Settle Line and excellent range of amenities including two pubs, village shop and PO, village hall. Wonderful variety of riverside and country walks on the doorstep including access to The Eden Gorge and Salmon fishing. Excellent options for cyclists including the Eden Valley Loop. Carlisle and Penrith both have stations on the Westcoast Mainline with direct services to London from Penrith in around 3 hours and Carlisle in around 3 hours 20 minutes. Both centres have a broad variety of retail options, food halls and supermarkets, coffee shops, restaurants and pubs. The Lake District National Park is nearby.

ACCOMMODATION SUMMARY - 2 The Faulds

Hall and stairs | Double bedroom one | Bedroom two | Study/bedroom three | Modern shower room | First floor | Open plan fitted kitchen with dining area | Sitting room | Ground floor ANNEX with separate entrance, utility lobby and bedroom (four) with modern ensuite shower room | Generous corner plot | Beautiful courtyard | Bothy | Outstanding landscaped gardens | Off street parking | Excellent stone outbuilding studio/workshop | All mains services | Electric heating | Council Tax Band - B | EPC - E | Freehold

DESCRIPTION

2 The Faulds is a delightful home of great character featuring inverted living space on the first floor to take advantage of the view over the garden with glimpses of the village centre. The stylish living areas feature an oak staircase with glass balustrade, timber floors and include an open plan dining kitchen with modern fitted units and sleek granite work tops. The adjacent sitting room has a multi-fuel stove. On the ground floor are three bedrooms and a smart shower room. Of interest is an annex with its own entrance from the courtyard. This comprises an entrance utility lobby and a double bedroom with modern ensuite shower room. This is a versatile facility which makes an excellent guest suite or private family space.

ACCOMMODATION SUMMARY – 1 The Faulds

Entrance into sitting room | Modern fitted dining kitchen | Stone steps to first floor | Double bedroom one | Shower room | Use of small area of courtyard (not on title) could be offered at owners' discretion | Council Tax Band - A | Electric heating | EPC - F | Freehold

DESCRIPTION

1 The Faulds is a charming cottage and enhances the package considerably. It is attached to number 2 however is



on a separate title. Access is from the courtyard and into a sitting room and like the rest of the property and gardens is attractively presented and has character. Sandstone floors feature here and in the kitchen. The room has a fireplace with a contemporary stove. The kitchen is fitted with a range modern units and granite work tops. Stone steps remind you of this cottages period. On the first floor is a shower room and lovely double bedroom with high ceilings.

OUTSIDE

The property occupies a generous corner site which has been beautifully transformed into a tranquil oasis of interest. The layout has been well planned with thoughtful planting and areas to relax and enjoy the surroundings. There is an arbour beside a small wildlife pond, a summerhouse, lawns and gravel paths. A delightful part cobbled courtyard in front of the property has been lovingly restored and provides a wonderful reception. Those with a creative or entrepreneurial spirit will love the single -storey stone building with two windows and an external door to the village. The opportunities for use are many. The adjacent bothy adds further to the appeal and subject to planning the commercial possibilities are enticing.





Ground Floor No.1 & No.2

Approx. 83.2 sq. metres (896.1 sq. feet)



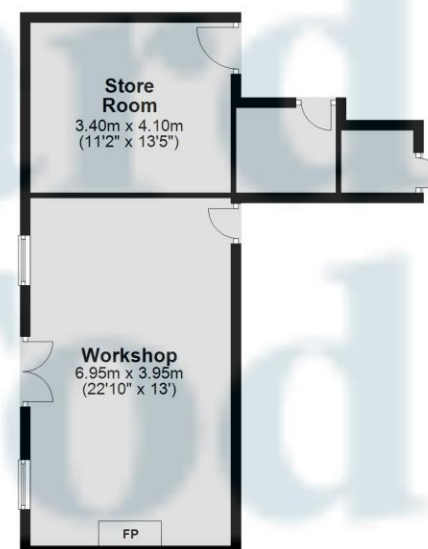
First Floor No.1 & No.2

Approx. 71.3 sq. metres (767.3 sq. feet)



Outbuilding

Approx. 47.3 sq. metres (509.1 sq. feet)



Total area: approx. 201.8 sq. metres (2172.5 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.