



**Hayward  
Tod**

**4 bed, 1 ensuite Detached Dormer Bungalow | Random Hill | Brampton | CA8 1EZ**  
**Guide Price £795,000**







A most appealing 4 bed detached dormer bungalow beautifully set in a wonderful private site circa 3 acres including a large duck pond and an amazing hidden summer house with fine open views to the Solway. Superb interior with excellent living space. Convenient location close to Brampton, handy for M6 and Carlisle.

#### ACCOMMODATION SUMMARY

Sitting room | Dining room | Generous central hall | Kitchen diner | Utility | Rear double bedroom with dressing room and ensuite shower room | Side double bedroom two | Side bedroom three | Bathroom | First floor | Front double bedroom four | Garage with home office and WC | Large garden, pond and potential paddock in all around 3.21 acres | Stable | Timber cabin | Shed | Summerhouse with deck and open views to the Solway | Mains water and gas | Gas central heating | Private drainage to septic tank | Council Tax Band - E | EPC rating - D | Freehold

#### APPROXIMATE MILEAGES

Brampton town centre 1 | Brampton Golf Club 2.1 | Talkin Tarn Country Park and Lake 2.3 | M6 J43 8.2 | Central Carlisle - West Coast Mainline Station 10.1 | Hadrian's Wall UNESCO Site - Birdoswald Fort 6.9 | North Pennines AONB - Alston 18 | Solway Coast AONB - Bowness on Solway 23.5 | Lake District National Park - Caldbeck 24, Pooley Bridge Ullswater 31.7 | Newcastle International Airport 45.6

#### WHY BRAMPTON?

The property is just three minutes by car from the busy market town of Brampton (granted by King Henry III in 1252) and just 10 miles from the regional administrative centre of Carlisle. The property is conveniently situated close to Hadrian's Wall amongst rolling Cumbrian countryside and handy for the A69 for Newcastle and the M6. Excellent range of local amenities within Brampton including places to eat and drink, post office, medical practice, public transport and William Howard Secondary





School. Easy access for the Eden Valley, North Pennines, Lake District and Scottish Borders. The City of Carlisle has a growing café culture and an extensive range of amenities including a West Coast Mainline Station with direct services to London in around 3 hours 20 minutes. Many other direct services including to Glasgow, Edinburgh, Manchester and airport, Lake District and Birmingham.

#### DESCRIPTION

A superb detached dwelling offered in excellent order featuring a wide terrace enjoying fine southerly views over generous grounds towards the pond. The site is special having privacy and around 3 acres of open parkland to enjoy. The property is tucked away yet handy for the A69 and just minutes from Brampton town centre. The beautifully presented interior has generous living space including a large sitting room with fireplace and triple aspect. The spacious dining/living room is perfectly placed and has a square bay with French doors opening out onto a terrace with pergola. The room has a stove and has chimney side windows. The beautifully fitted kitchen with sleek granite worktops also has a square bay and French doors onto the terrace. The room has ample space for dining or living. At the centre of the property is a wide hall with a stove and stairs to double bedroom four. The remaining bedrooms and family bathroom are on the ground floor. The main double bedroom has a generous dressing room and ensuite shower room.

#### OUTSIDE

This delightful property is complimented by its setting and large grounds which are rather special and not often found. A duck pond in the bottom corner has a timber pontoon which is a great spot to sit and enjoy the gardens and adjacent countryside. There is an adjoining garage with office and a number of outbuildings including an excellent timber cabin. Of special interest is the 'lookout' with summerhouse offering open views and fine sunsets.



## Ground Floor

Approx. 233.9 sq. metres (2517.4 sq. feet)



## First Floor

Approx. 26.1 sq. metres (280.6 sq. feet)



Total area: approx. 259.9 sq. metres (2798.0 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.