



**Hayward  
Tod**

**1 bed End Terrace Cottage | 1 The Faulds | Armathwaite | Eden Valley | Carlisle | CA4 9PB**  
**Offers in excess of £150,000**





Charming and beautifully presented one bed end terrace cottage in the heart of a prime Eden Valley Village with an excellent range of amenities including shop/PO, two pubs, access to Carlisle - Settle Line. Handy for Penrith, Carlisle, Lake District, A6 and M6. Superb village starter home or ideal lock up and leave holiday property or Airbnb.

#### ACCOMMODATION SUMMARY

Entrance into sitting room | Modern fitted dining kitchen | Stone steps to first floor | Double bedroom one | Shower room | Council Tax Band - A | Electric heating | EPC - F | Freehold

#### 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 - Hesket 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.

#### DESCRIPTION

1 The Faulds is a charming cottage and enhances the package considerably. Access is from the courtyard owned by number 2, 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.

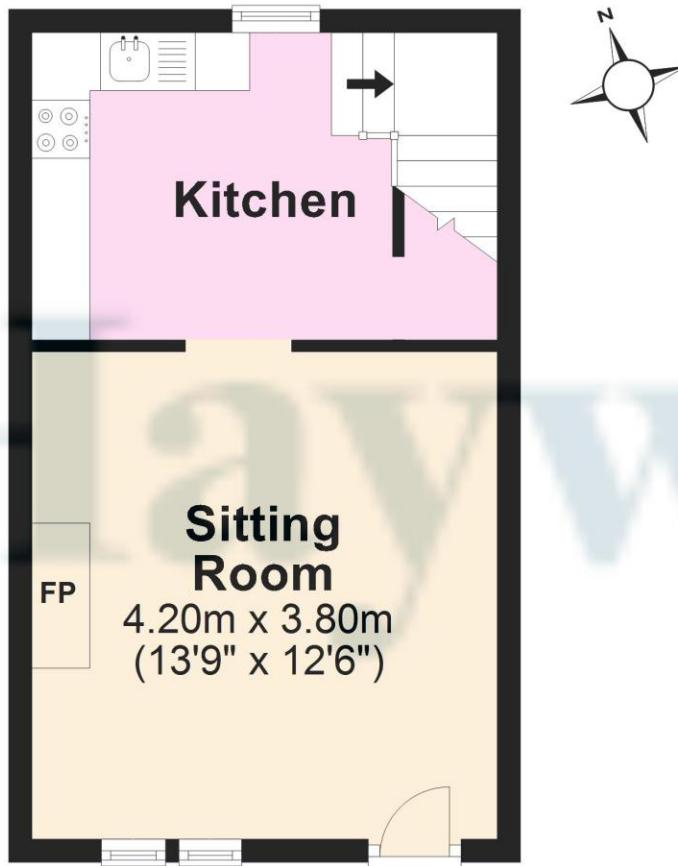
#### OUTSIDE

Small southwest facing patio. Low maintenance. Please note that the adjoining property has a right of way over the patio.



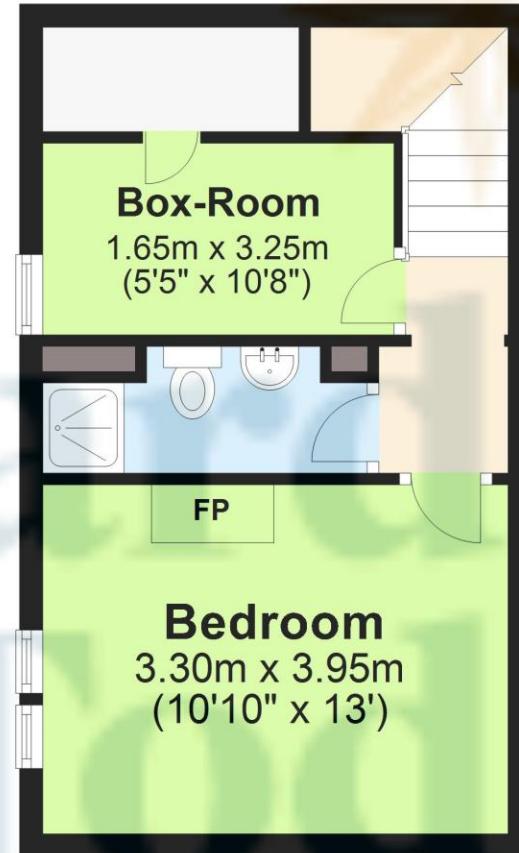
## Ground Floor

Approx. 27.0 sq. metres (290.5 sq. feet)



## First Floor

Approx. 29.2 sq. metres (314.5 sq. feet)



Total area: approx. 56.2 sq. metres (605.0 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.