



**Hayward
Tod**

5 Bed Detached Equestrian House | Broad Oak | Low Braithwaite | Ivegill | Carlisle | CA4 0NJ
Offers In Excess Of £950,000





A most impressive modern 5 bed detached equestrian property circa 3,300 Sq. ft with open views in a beautiful rural setting equidistant between Carlisle and Penrith and just 15 minutes from the Lake District National Park. Ring fenced private grounds, stables, outbuildings and land of just over 18 acres.

ACCOMMODATION SUMMARY

Generous hall and gallery landing | Cloakroom | Study | Sitting room | Large open plan living dining kitchen | Rear double bedroom one with ensuite bathroom | Boot room | Utility room | Toilet | First floor gallery landing and seating area | Rear double bedroom two with ensuite bathroom | Front double bedroom three | Rear double bedroom four | Rear double bedroom five | Large family bathroom | Part boarded attic with lighting and room for storage | Wonderful setting | Private gardens and patio | Fine views | Outbuildings, workshop and WC | Five stables, tack room and feed room | Two arenas | Yard and hard standing | Total site 18 acres | Mains water | Two solar panels supplement hot water | LPG central heating - under floor heating to ground floor | New compliant private sewerage treatment plant installed June 2025 | EE satellite broadband | EPC rating - C | Council Tax Band - F | Freehold

APPROXIMATE MILEAGES

Ivegill CE Primary School 1.7 | M6 J42 North 9.1, J41 South 8.1 | Central Carlisle - West Coast Mainline Station 10.7 | Penrith - West Coast Mainline Station 11.5 | Lake District National Park - Heskett Newmarket 7.9, Pooley Bridge Ullswater 16.2 | Solway Coast AONB - Bowness on Solway 22.7 | Allonby Beach 27.3 | Newcastle International Airport 65



WHY LOW BRAITHWAITE?

Pretty rural area equidistant between Carlisle and Penrith. Accessible location handy for the M6 and Lake District. Ivegill CE Primary School is just 4 minutes by car. School buses serve QEGS in Penrith and Caldew School in Dalston. Carlisle and Penrith are both easily accessible and have stations on the West Coast Mainline ensuring frequent direct services to London in around 3 hours 20 and 3 hours respectively, Glasgow and Edinburgh in around 1 hour 20 minutes. The historic city of Carlisle with its fine castle and impressive cathedral has a growing cafe culture and a superb range of dining, leisure and retail opportunities. Our region's areas of natural and historic interest are readily found including the beautiful Eden Valley, Lake District, Hadrian's Wall and the Solway Coast.

DESCRIPTION

A substantial modern detached dwelling built to a high standard, provides well appointed and generously sized accommodation with land and outbuildings combining to make an impressive equestrian package. A tree lined drive provides a fitting approach and the entrance hall with gallery landing sets the tone for this fine contemporary home. The accommodation at 3,304 Sq. ft over two floors is both spacious and versatile. The first of the five double bedrooms is on the ground floor. It has a bright, private aspect to the south west, fitted wardrobes and an ensuite bathroom. The remaining four bedrooms on the first floor enjoy an open rural aspect Three have builtin wardrobes and one an ensuite bathroom. The large family bathroom has a dual aspect.

Back on the ground floor the living space is excellent and the heating is underfloor. Oak flooring features heavily throughout including in the open plan living dining kitchen. This is a great family space. The fitted kitchen has an Aga and range of integral appliances. The room has good natural



light and benefits from access to a patio and the garden and a low picture window beautifully frames the field and fine view towards the Lake District Fells. Double sliding doors access the sitting room which is built out and benefits from the same open aspect. The room has a fireplace with stove and a door to the hall. The circulation space makes this a great home to entertain in. A covered side door accesses the boot room, utility, WC and the kitchen. Of interest the study has an external door and windows. The property also benefits from a part boarded attic room with lighting and room for storage.

OUTSIDE

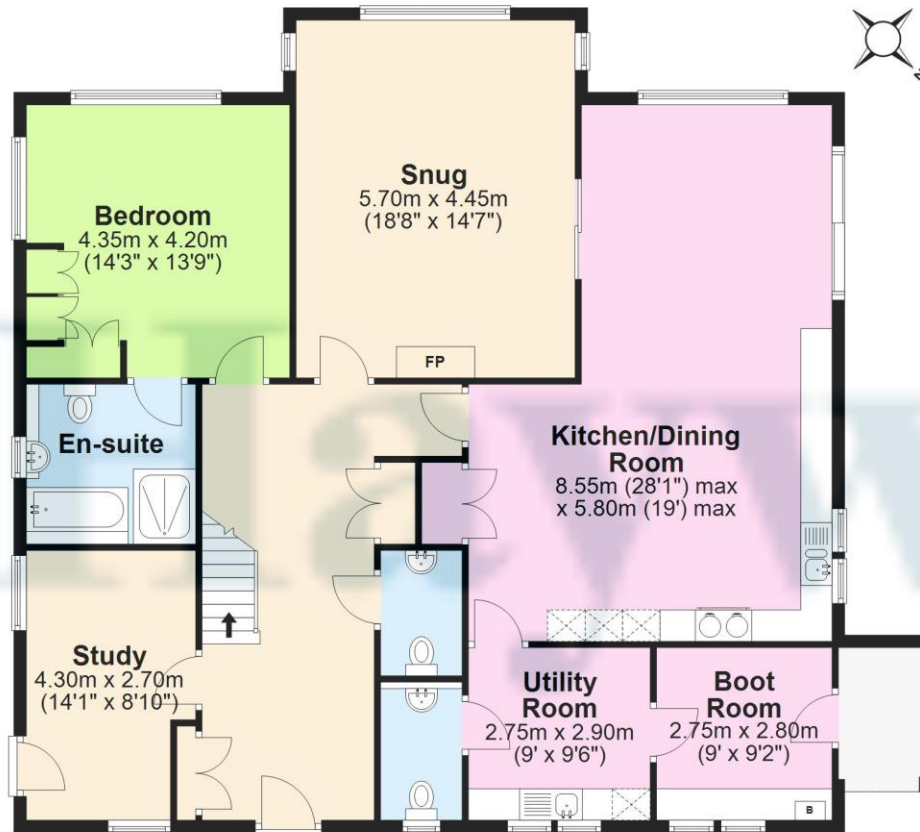
Wonderful setting and outdoor facilities with an equestrian leaning. Total site is just over 18 acres and split into five fields, large yard with outbuildings, workshop, WC and stable yard. The large gated stable yard with five generous stables, feed room and tack room has security lighting and direct access to a small paddock. There is a menage with adjacent round pen. The house has access from the tarmac drive onto gravel forecourt with parking for several cars. There is also vehicular access to the yard. The gardens are mainly to lawn with hedge and fence boundaries. A patio is perfectly placed to take advantage of the view.





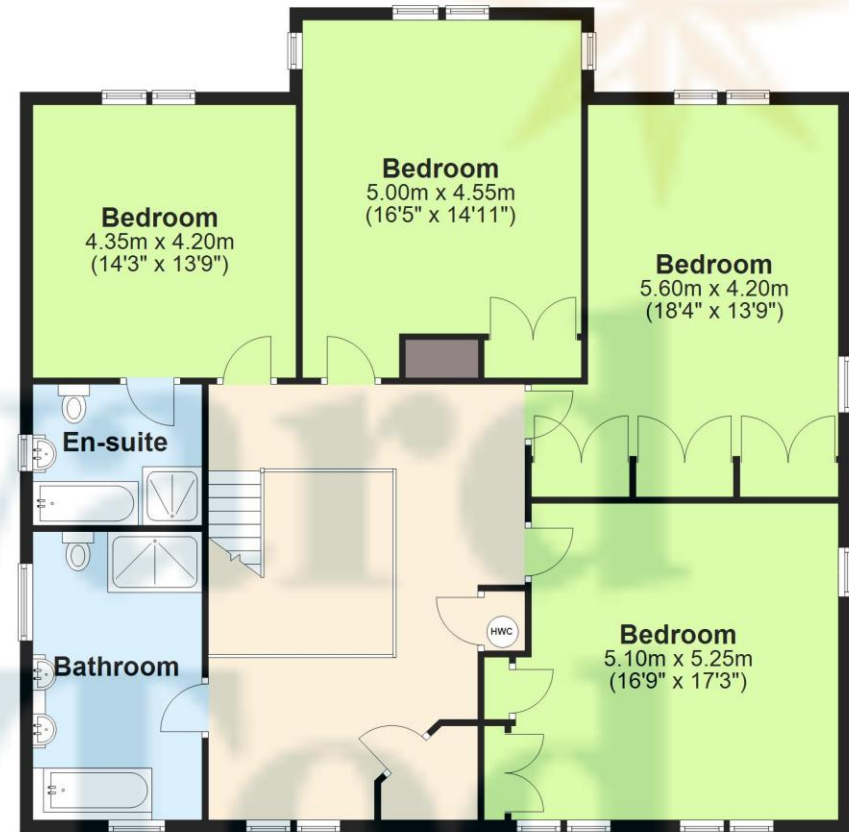
Ground Floor

Approx. 152.5 sq. metres (1641.1 sq. feet)



First Floor

Approx. 154.5 sq. metres (1663.5 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.