



**Hayward
Tod**

4 Bed Town House / Commercial Premises | Laurel House | Main Street | Brampton | CA8 1RS
£295,000





A unique opportunity to acquire a substantial Grade II listed period property in the centre of Brampton. Currently utilised as a commercial premises but with scope to convert to a residence. Off-street parking to rear.

WHY BRAMPTON? A bustling market town, Brampton has a variety of shops and amenities whilst also being well connected for access to the wider region. Laurel House occupies a prominent position in the centre of the town. The nearby A69 provides easy access to Newcastle and the North East, with the M6 motorway being just a short drive in the opposite direction. Hadrian's Wall and the Lake District National Park are on the doorstep and a little closer to the property Talkin Tarn Country Park and Brampton Golf Club provide the perfect venues for outdoor pursuits.

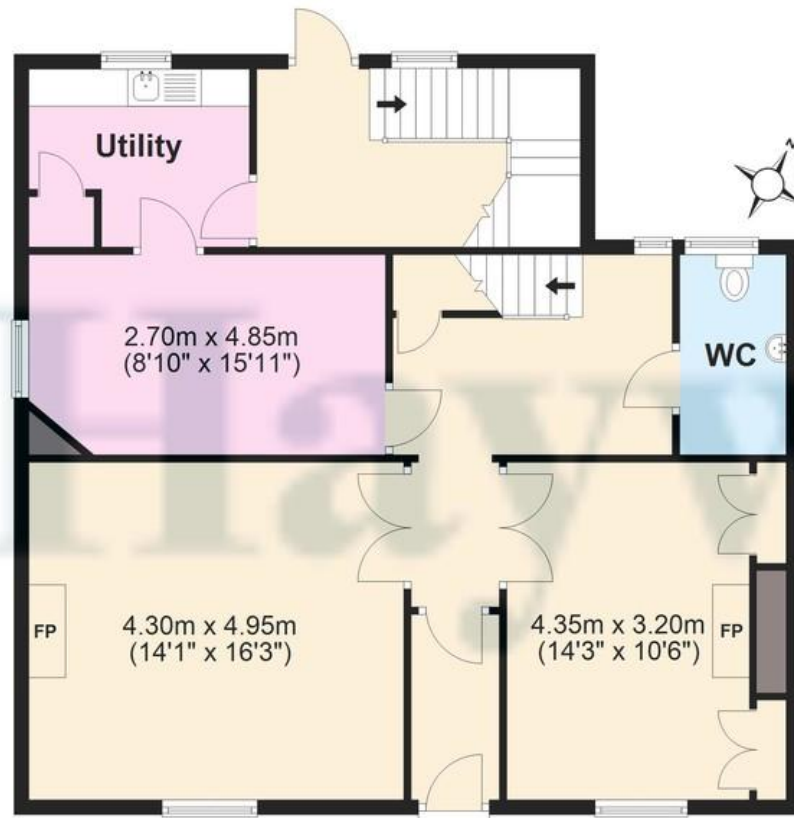
ACCOMMODATION Currently utilised as a hair salon, barbers and beauty therapist space the property has three good sized rooms on the ground floor as well as a kitchen area to the rear. The impressive entrance hall houses the stairs to the first floor and provides access to a large W.C. There are stairs from the kitchen providing a secondary access to the first floor and also out to the rear parking area. This separate access may lend itself to providing self contained access to the first floor should it be converted in to a separate living accommodation. The current first floor layout provides space to reinstate a bathroom and the remaining layout offers considerable flexibility thanks to the majority of internal walls being stud. The current layout offers a reception area and three treatment rooms should it be retained by the incoming buyer. There are a number of charming period features retained by the Grade listing including the cupboards in the living room and the ornate cornicing on the first floor. Externally the property has both stepped and ramped access through a walled courtyard garden to the front. At the rear the property has allocated off-street parking.





Ground Floor

Approx. 95.6 sq. metres (1029.3 sq. feet)



First Floor

Approx. 94.1 sq. metres (1012.6 sq. feet)



Total area: approx. 189.7 sq. metres (2041.9 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.