



**Hayward
Tod**

4 bed, 2 ensuite Detached House | Moorside | Laversdale | Carlisle | CA6 4PS
Guide Price £725,000





A fine 4 bed detached period dwelling with an outstanding and generous contemporary interior beautifully positioned within its own gated private grounds circa 1.3 acres. Stunning bathroom. Quality throughout. Superb modern outbuilding in excess of 2,800 Sq. ft.

ACCOMMODATION SUMMARY

Spacious entrance hall | Cloak room | Large living room | Dining room | Sleek fitted kitchen | Utility | Games room | Bedroom with ensuite shower room | First floor | Master bedroom with walk in robe and ensuite shower room | Double bedroom three and four | Stunning contemporary bathroom | Generous lawned gardens and grounds in excess of 1.3 acres | Electric gate | Private rear terrace | Large modern outbuilding, garage and gym circa 2,835 Sq. ft | Oil central heating | underfloor heating | Council Tax Band - F | EPC rating - pending | Freehold

APPROXIMATE MILEAGES

Brampton 4 | M6 J44 6.4 | Central Carlisle - West Coast Mainline Station 9 | Hadrian's Wall UNESCO Site - Birdoswald Fort 10.8 | Solway Coast AONB - Bowness on Solway 20.3 | North Pennines AONB - Alston 23.7 | Lake District National Park - Caldbeck 21.6, Pooley Bridge Ullswater 33.7 | Newcastle International Airport 50



WHY LAVERSDALE?

Located to the north east of Carlisle, just a short drive from both Carlisle and Brampton. Perfectly positioned to take advantage of all that North Cumbria has to offer including Hadrian's Wall, the Lake District National Park, Eden Valley and Solway Coast. Carlisle has an impressive cathedral and castle along with a range of social, leisure and retail opportunities. The city benefits from being on the West Coast Mainline with frequent services to London, Glasgow and Edinburgh, in 3 hours 20 minutes and 1 hour 15 minutes respectively plus many other destinations including the Lake District, West Cumbria, Newcastle, Manchester (and airport) and Birmingham. Laversdale is within the catchment of two

good primary schools and William Howard Secondary school in Brampton which also provides a range of amenities.

DESCRIPTION

Moorside is a most appealing detached home in a wonderful semi rural setting between Carlisle and Brampton. A period property which has undergone a thorough transformation to provide a wonderful contemporary home with great character. An electric gate slides open to reveal a large garden and sweeping drive to a parking area and front door. The generous hall sets the tone and features pale oak which is features throughout. The living space is excellent and includes an attractive living room with contemporary stove, dual aspect and French doors to the rear garden and private terrace. The fine fitted kitchen also accesses the private terrace and opens into the dining room. The superb games room is a great family room with high pitched ceilings, dual aspect and access to the terrace. Beyond this is an ensuite bedroom with scope beyond this to extend further into the byre. On the first floor are the remaining three bedrooms, ensuite and outstanding family bathroom with cathedral ceiling and floor to ceiling windows. This is a stunning space with a beautiful freestanding bath, walk in shower, two basins and WC.





Total area: approx. 524.6 sq. metres (5646.7 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.