



**Hayward
Tod**

5 Bed House and 2 Bed self-contained annexe | The Barn | Caldbeck | CA7 8DP
£875,000





An impressive home in a central yet private position within a sought after north Lake District village. Good living space and significant further potential.

entrance hall | inner hallway and stairs | W.C. | kitchen | pantry | living room | sitting room | study one | study two | five bedrooms | two bathrooms | two large barn style storage rooms | GROUND FLOOR ANNEXE - open plan living kitchen | two bedrooms | bathroom | driveway parking | covered carport | patio and garden | double glazing | oil fired central heating | private drainage | EPC D | council tax band F | freehold | adjoining paddock available by separate negotiation - a neighbour benefits from a private right of way across this paddock

APPROXIMATE MILEAGES

Carlisle 13 | Keswick 16 | Penrith 16 | M6 motorway 12 | Dalston 9 | Newcastle International Airport 69

WHY CALDBECK?

A hidden gem on the northern edge of the Lake District National Park, Caldbeck has a thriving local community and a good range of local village amenities including Pub and shop. The village also has an active social scene and cricket club. Well placed for those wishing to access the Lake District the property is near equidistant to Carlisle, Penrith and Keswick, the village offers the best of rural living yet remains well connected.

ACCOMMODATION

Ample living accommodation across two floors including a spacious self contained two bedroom 'granny annexe'. The main house comprises two good reception rooms, both of which overlook the garden, and two smaller study rooms. There is an ample breakfast kitchen with AGA and an adjoining walk-in pantry. A large inner hallway houses the stairs to the first floor and also provides access to a ground floor cloakroom W.C. At first floor level there are five good



size bedrooms, a large family bathroom and a second shower room which could also be considered as an en-suite for one of the bedrooms. There is access through this bedroom in to the two large first floor barn style storage rooms which could be converted to be utilised in a number of ways, subject to obtaining the necessary consents. There is a door to external stairs from the smaller of the two rooms which leads down to the driveway at the front of the property. Externally the property is access through an archway at the roadside and a tarmac drive leads up to the property where there is ample parking space. Gated side access across a patio leads to two outdoor stores and the garden where there is a large summerhouse and gated access to the adjacent paddock. The paddock is available by separate negotiation and also has roadside access. The whole site including the paddock is approximately 1.5 acres.



Ground Floor
Approx. 202.6 sq. metres (2181.0 sq. feet)



Total area: approx. 429.1 sq. metres (4618.4 sq. feet)

First Floor
Approx. 226.4 sq. metres (2437.3 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.