



**Hayward
Tod**

3 bed Detached House with outbuilding | Fetherston House | Kirkoswald | Penrith | CA10 1EE
Guide Price £395,000





An attractive three bed detached period dwelling with generous garden circa 0.25 acres, detached stone outbuilding ripe for conversion STP and adjoining field circa 0.16 acres. Superb elevated position in the heart of a desirable Eden Valley village with pub and community shop. Convenient for Penrith, M6, Lake District and Carlisle.

ACCOMMODATION SUMMARY

Lower ground floor | Hall and stairs | Double length living room | Dining room | Fitted kitchen | Upper ground floor | Study | Wet room | WC | First floor landing | Large front double bedroom one | Front double bedroom two | Side double bedroom three | Bathroom | Generous site circa 0.25 | Gated entrance and parking | Private at rear | Wild garden | Two story stone outbuilding/garage - great potential for studio, annex, workshop etc | Mains drainage | Oil central heating | Council Tax Band - E | EPC rating - F | Freehold

APPROXIMATE MILEAGES

Lazonby 1.5 | Penrith - West Coast Mainline Station 8.8 | M6 South J40 9.3 | M6 North J42 13.2 | Carlisle - West Coast Mainline Station 16.7 | North Pennines AONB - Alston 13.3 | Lake District - Ullswater 14.4, Keswick 27 | Newcastle International Airport 55.2

WHY KIRKOSWALD?

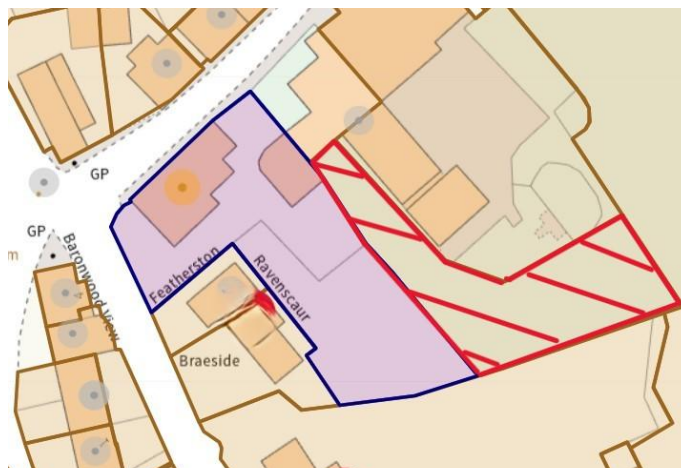
Kirkoswald is beautifully located in pretty rural landscape by hedgerows and stone walls with areas of woodland. The village is enclosed to the north and east by the gently rolling foothills of the North Pennines. To the immediate south and west is the River Eden, a Special Area of Conservation. The village has a primary school, quaint village shop and popular pub. St Oswald's Church, parts of which date from the 12th century is on the southern edge of the village overlooking the River Eden. Lazonby, just a few minutes by car has further amenity including a convenience store and renowned outdoor pool. The Lake District, Carlisle, Penrith



and the M6 are readily accessible. The general area is known for its historic and natural interest.

DESCRIPTION

A detached period dwelling with loads of potential well located within a sought after Eden Valley village occupying a prominent corner site with private rear garden and parking. Of interest is the detached stone outbuilding/garage with first floor. This building has fine views over the valley and a provides a number of options to convert being suitable for a variety of uses including studio, independent accommodation, annex or holiday let. The property is generously sized at over 1,900 Sq. ft excluding the outbuilding having three bedrooms and good living space. There is a double length living room and separate dining room which opens into the kitchen with Aga. At ground floor level is a spacious study which has an adjacent wet room. This space has its own entrance and is adapted for wheel chair use. The gardens at the rear are private and a summerhouse is perfectly placed with south westerly aspect to catch the sun. The adjoining field offers pleasant amenity and further opportunities.





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.