

Rydal Lodge

FAIRFIELDS | HAYTON | CARLISLE | CUMBRIA



FINEST
PROPERTIES



A superb individually designed detached property
with outstanding specification in an exclusive new
Cumbrian development

Brampton 2.0 miles | M6 J43 5.4 miles | Carlisle City Centre 7.6 miles | Penrith 20.1 miles
Newcastle International Airport 49.1 miles | Newcastle City Centre 51.4 miles





Accommodation in Brief

Entrance Hall | Sitting Room | Open Plan Kitchen & Family Room
Utility Room | WC | Principal Bedroom with En-suite Shower Room
Three Further Bedrooms | Family Bathroom

Integral Garage | Driveway & Parking | Landscaped Gardens | Patio







The Development

Fairfields at Hayton is a stunning exclusive new development offering nine individually designed detached properties designed for relaxing contemporary living. The development is nestled on the edge of the much sought-after Cumbrian village of Hayton, surrounded by glorious countryside yet within easy reach of regional centres and transport links. The exceptional finish of these four bedroom homes is assured, with every detail considered from design to construction, backed up by the fine reputation of the developer. Anvil Homes have forged their name through a commitment to providing distinctive homes with an emphasis on quality, individual craftsmanship and modern efficiencies.

Fairfields at Hayton provides the option to secure a unique four bedroom home that has been thoughtfully created and finished to meet the needs and desires of modern lifestyles. Each new home will benefit from a generous plot, landscaped gardens and ample parking.

The internal specifications are simply fantastic, with fully fitted kitchens and luxurious bathrooms. Efficient air source heat pumps for heating and hot water along with high levels of wall, floor and roof insulation ensure an excellent energy efficiency rating of B. The properties also benefit from superfast fibre broadband with network cabling throughout, perfect for working from home and for households full of activity.





The Property

Rydal Lodge has been thoughtfully created and finished to meet the needs and desires of modern lifestyles. The stone-built property is hugely appealing, with the outwardly traditional appearance giving way to gorgeous contemporary interiors and modern living spaces.

The front door opens to the wide and welcoming entrance hall, where the quality and styling of Rydal Lodge becomes immediately apparent. The atmosphere is light and spacious, with double doors sweeping open to the vast sitting room. A dual aspect brings swathes of natural light and French doors open directly to the rear patio and gardens. A striking stone fireplace sits to one side and houses a warming multi-fuel stove.

Across the hall is the fabulous open plan kitchen and family room, which is sure to be at the heart of entertaining with family and friends. Bespoke fitted cabinetry from Mowlem & Co combines with granite worksurfaces and a range of discreet integrated appliances. The central island offers both workspace and a casual dining spot. There is ample space for a dining table and chairs, a comfortable seating area or a combination of both. As with the sitting room, a dual aspect brings bundles of light and French doors open to the gardens for al fresco dining. The kitchen is further served by a generous utility room with adjoining WC and access to the integral double garage.

The staircase with oak balustrade and handrail rises to the first floor and four double bedrooms. The principal suite is wonderfully spacious and relaxing, with fitted wardrobes and a boutique style en-suite shower room with elegant, high quality fixtures and fittings. Three further double bedrooms provide flexibility and versatility. These bedrooms are served by the family bathroom with superb tiling and suite comprising bath, walk-in rainfall shower, wash hand basin set in a vanity unit and WC.

VIEWINGS STRICTLY BY APPOINTMENT VIA FINEST PROPERTIES



Externally

Rydal Lodge is approached onto a spacious gravelled driveway with plenty of parking space. The driveway leads to the integral garage with electric up-and-over doors.

There is a lawned garden to the front, with a stone flagged pathway from the driveway to the front door. The pathway also continues around the house to the main gardens at the rear. A natural stone patio offers outdoor seating space and overlooks the generous lawns.

Secure Your New Home

Contact us now to secure a fantastic new home on this remarkable development. We can help you arrange a visit, where all your questions will be answered.

Agents Notes

Fairfields Management Company (North West) Ltd, Company Registration Number: 13393968, is the Management Company for the site. On completion of the last plot sale at the development, the road will be transferred to the Management Company and each of the owners of the plots will be issued with a share in the company. There will be a service charge of approximately £125 per property per annum to cover costs relating to the upkeep of the private road. The seller does not intend to apply the service charge in respect of maintenance and repair of the road whilst the site is being developed.

Upon confirmation that a purchaser has a proceedable chain or is a cash buyer, a reservation fee of £2,000 is required to hold the property for a period of 8 weeks to enable an exchange of contracts to take place. If the purchaser withdraws during the reservation period the reservation fee will be returned less reasonable legal expenses incurred. The reservation will be deducted from the purchase price on exchange of contracts.



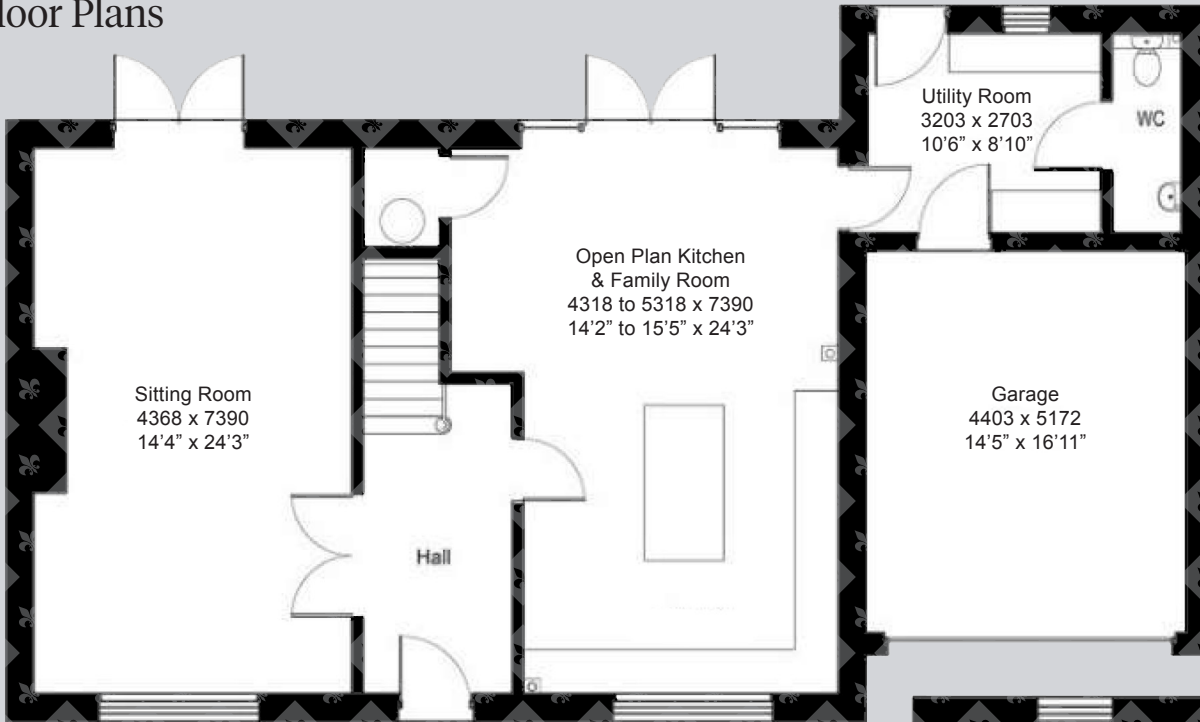


Local Information

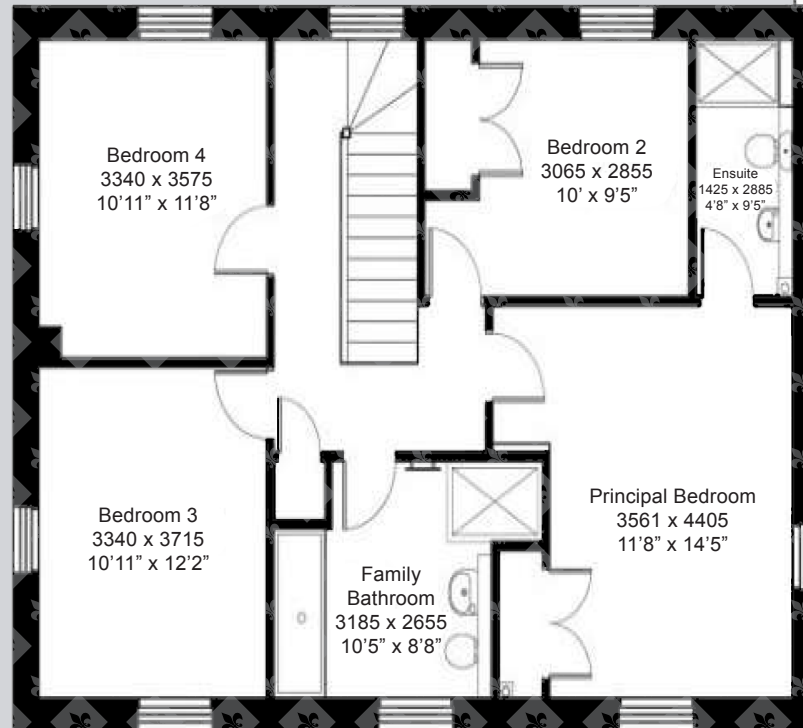
The development is located within a unique parkland setting on the edge of the delightful village of Hayton, a picturesque and popular village which offers a local primary school together with a traditional local pub, nearby farm shop with tea rooms and a swimming pool. The vibrant market town of Brampton is close by and offers excellent local amenities with a good range of shops, Post Office, chemist, hairdresser, art gallery, GP practice and dental surgery. The highly rated William Howard School offers secondary education. The surrounding countryside offers excellent walks at nearby Talkin Tarn Country Park and Gelt Woods which is an RSPB nature reserve. Carlisle is within easy reach and offers a comprehensive range of social, leisure, retail and cultural opportunities and an attractive pedestrian area, along with an impressive cathedral and castle.

The development is well positioned for public transport, access to surrounding villages and the M6 for onward travel north and south, while the A69 provides easy access to Newcastle in the east. There is a rail station in Brampton which offers cross-country services between Newcastle and Carlisle, while the station in Carlisle provides excellent main line services to major UK cities north and south.

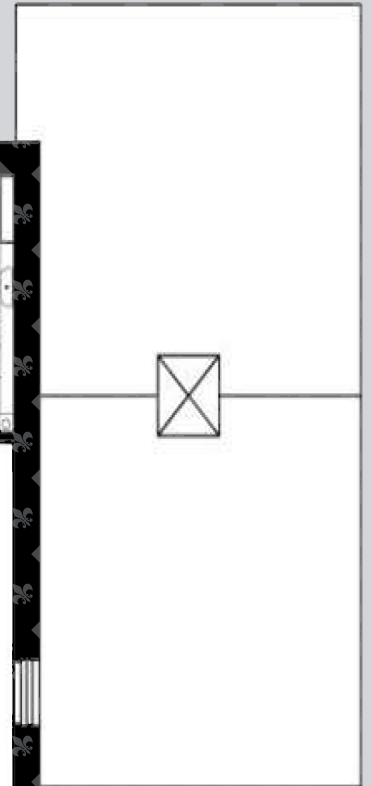
Floor Plans



Ground Floor



First Floor



Directions

From the M6, leave the motorway at Junction 43 and take the A69 eastward towards Newcastle. Follow the A69 for 4.8 miles, passing through Corby Hill and continuing onwards. After 4.8 miles, take the right turning signposted to Hayton onto Brier Lonning. Continue for 0.4 miles in to Hayton, then at the T-junction turn left. After 0.2 miles turn left then immediately right onto The Woodlands. Follow the road around for 0.1 miles and Fairfields is ahead.

If travelling from the east, from the Brampton Bypass roundabout take the turning onto the A69 towards Carlisle. Follow the A69 for about 0.9 miles and turn left onto Hayton Lane End (at the Lane End Inn). Continue for 0.8 miles in to Hayton, then at the T-junction turn left. After 0.1 miles turn left then immediately right onto The Woodlands. Follow the road around for 0.1 miles and Fairfields is ahead.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Air source heat pump central heating and hot water.
Zoned underfloor heating to ground floor. Superfast fibre broadband network cabling.

Postcode

Council Tax

EPC

Tenure

CA8 9JP

Band TBC

Rating B

Freehold

Viewings Strictly by Appointment

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