



The Woodlands

Hayton, Brampton, CA8 9HZ

Guide Price £900,000



- Outstanding Detached Family Home
- Abundance of Space Internally & Generous Plot of 0.54 Acres
- Four Reception Rooms plus Office/Study
- Four-Piece Family Bathroom
- Landscaped Gardens to the Front & Rear with Gazebo & Hot Tub
- Prestigious Development on the Outskirts of Hayton
- Recently Fitted Timber Kitchen with Adjoining Utility Room
- Five Bedrooms, Two with En-Suites
- Double Garage with Substantial Games/Craft Room Above
- EPC - C and Council Tax Band - G

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OPEN TO SERIOUS OFFERS!! This outstanding detached residence is beautifully situated on a prestigious development on the periphery of Hayton village and offers an abundance of living and entertaining space both internally and externally. The extensive accommodation, nestled within a generous plot of 0.54 acres, is in excess of 3000 square feet and boasts four reception rooms, five bedrooms with two with en-suites and an attached double garage with games/craft room above. A viewing is imperative to appreciate every aspect of this exceptional family home.

The accommodation briefly comprises: entrance porch, hallway, lounge, dining room, family room, kitchen, sun room, utility room, office/study and WC to the ground floor with a landing, five bedrooms, two en-suites and a family bathroom on the first floor. Externally there is an attached double garage with games room/craft room above, ample off road parking and landscaped gardens to the front and rear. Gas central heating and double glazing throughout. EPC - C and Council Tax Band - G.

Located within the exclusive and peaceful village of Hayton, The Woodlands is nestled within a semi-rural setting yet within easy reach of a wealth of amenities and transport links. The wonderful Stone Inn public house is an excellent hub for the community, with the addition of Hayton CofE Primary School, an excellent educational start for the little ones. Heading out of the village is easy, The A69 is minutes away which connect through to the neighbouring towns of Brampton and Warwick Bridge, all which boast a wide array of conveniences including local shops, garages, butchers and doctors surgeries. For those looking to travel further afield, the A69 provides direct access toward the North East, or for those requiring rail connections, Carlisle Citadel Station is on the West Coast Mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

ENTRANCE PORCH

Entrance door from the front with further door to the hallway.

HALLWAY

With double doors to the lounge and further doors to the dining room, family room, kitchen, WC and office/study, stairs to the first floor with under-stairs cupboard, radiator and stone flooring.

LOUNGE

12'5" x 12'10" (3.78m x 3.91m)

Double glazed window to the front aspect, double glazed French doors to the rear garden, recessed spotlights and a feature multi-fuel stove.

FAMILY ROOM

13'1" x 12'11" (3.99m x 3.94m)

Bay with Double glazed French doors to the rear garden, double doors to the sun room and stone flooring. Measurements not including the bay.

DINING ROOM

12'2" x 9'11" (3.71m x 3.02m)

Double glazed window to the rear aspect and stone flooring.

KITCHEN

16'8" x 14'5" (5.08m x 4.39m)

Recently installed fitted kitchen comprising a range of timber base units with timber worksurfaces above. A large timber larder unit provides additional storage with the benefit of an integrated fridge. Integrated dishwasher, one bowl Belfast sink, double extractor unit, double glazed window to the front aspect, double doors to the sun room, internal door to the utility room and double glazed French doors to the courtyard.

SUN ROOM

17'3" x 12'11" (5.26m x 3.94m)

Double glazed window to the courtyard, double glazed French doors to the rear garden, two double glazed Velux windows, feature multi-fuel stove and tiled flooring.

UTILITY ROOM

8'1" x 7'2" (2.46m x 2.18m)

Fitted base and wall units with worksurfaces and tiled splashbacks above. Space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, double glazed window to the front aspect, opening to the garage/staircase and external door to the courtyard.

OFFICE/STUDY

8'3" x 7'5" (2.51m x 2.26m)

Double glazed window to the front aspect and fitted office furniture. Accessed via a cloakroom from the main hallway.

WC

5'7" x 3'4" (1.70m x 1.02m)

Two piece suite comprising WC and pedestal wash hand basin. Part tiled walls, tiled flooring, extractor fan and electric chrome towel radiator.

LANDING

Stairs up from the ground floor with internal doors to five bedrooms and family bathroom, built-in storage cupboard with double doors, radiator, loft access point and double glazed window to the rear aspect.

MASTER BEDROOM

21'7" x 14'4" (6.58m x 4.37m)

Double glazed bay window to the rear aspect, two radiators, freestanding wardrobes with mirrored doors, recessed spotlights and internal door to the en-suite. Measurements not including the bay.

MASTER EN-SUITE

8'8" x 6'9" (2.64m x 2.06m)

Three piece suite comprising WC, pedestal wash hand basin and a double shower enclosure benefitting a mains powered shower with rainfall shower head. Part tiled walls, tiled flooring, radiator, electric chrome towel radiator, extractor fan, recessed spotlights and obscured double glazed window. Measurements to the maximum points.

BEDROOM TWO

15'1" x 9'11" (4.60m x 3.02m)

Double glazed window to the rear aspect, radiator, freestanding wardrobe with mirrored doors and internal door to the en-suite.

EN-SUITE

8'3" x 6'9" (2.51m x 2.06m)

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure benefitting a mains powered shower with rainfall shower head. Part tiled walls, tiled flooring, electric chrome towel radiator, extractor fan, recessed spotlights and obscured double glazed window. Measurements to the maximum points.

BEDROOM THREE

11'9" x 10'8" (3.58m x 3.25m)

Double glazed window to the rear aspect and radiator.

BEDROOM FOUR

13'0" x 9'4" (3.96m x 2.84m)

Double glazed window to the rear aspect and radiator.

BEDROOM FIVE

10'10" x 6'7" (3.30m x 2.01m)

Double glazed window to the rear aspect and radiator.

FAMILY BATHROOM

11'1" x 7'8" (3.38m x 2.34m)

Four piece suite comprising WC, pedestal wash hand basin, bath and double shower enclosure benefitting a mains powered shower with rainfall shower head. Part tiled walls, tiled flooring, radiator, electric chrome towel radiator, extractor fan, recessed spotlights and obscured double glazed window.

DOUBLE GARAGE

23'10" x 19'9" (7.26m x 6.02m)

Complete with two electric up and over garage doors, obscured double glazed window, power and lighting.

GAMES/CRAFT ROOM

23'7" x 14'6" (7.19m x 4.42m)

Double glazed window to the front aspect. Accessed via stairs from the utility room.

EXTERNAL

Front Gardens & Driveway:

To the front of the property is a large lawned front garden, which extends to the rear of the garage, with fencing and hedging to the boundaries. A large block-paved driveway provides off road parking for multiple vehicles which is accessed from the road via a six-bar wooden electric gate. Across the road is a woodland area with mature trees throughout. Access pathways with gates down both sides of the property.

Walled Rear Garden:

The rear garden includes multiple paved areas across the rear elevation of the property overlooking the large lawned garden. The rear garden is walled and fenced to the boundaries and benefits from mature borders and trees throughout. Timber garden shed and large greenhouse.

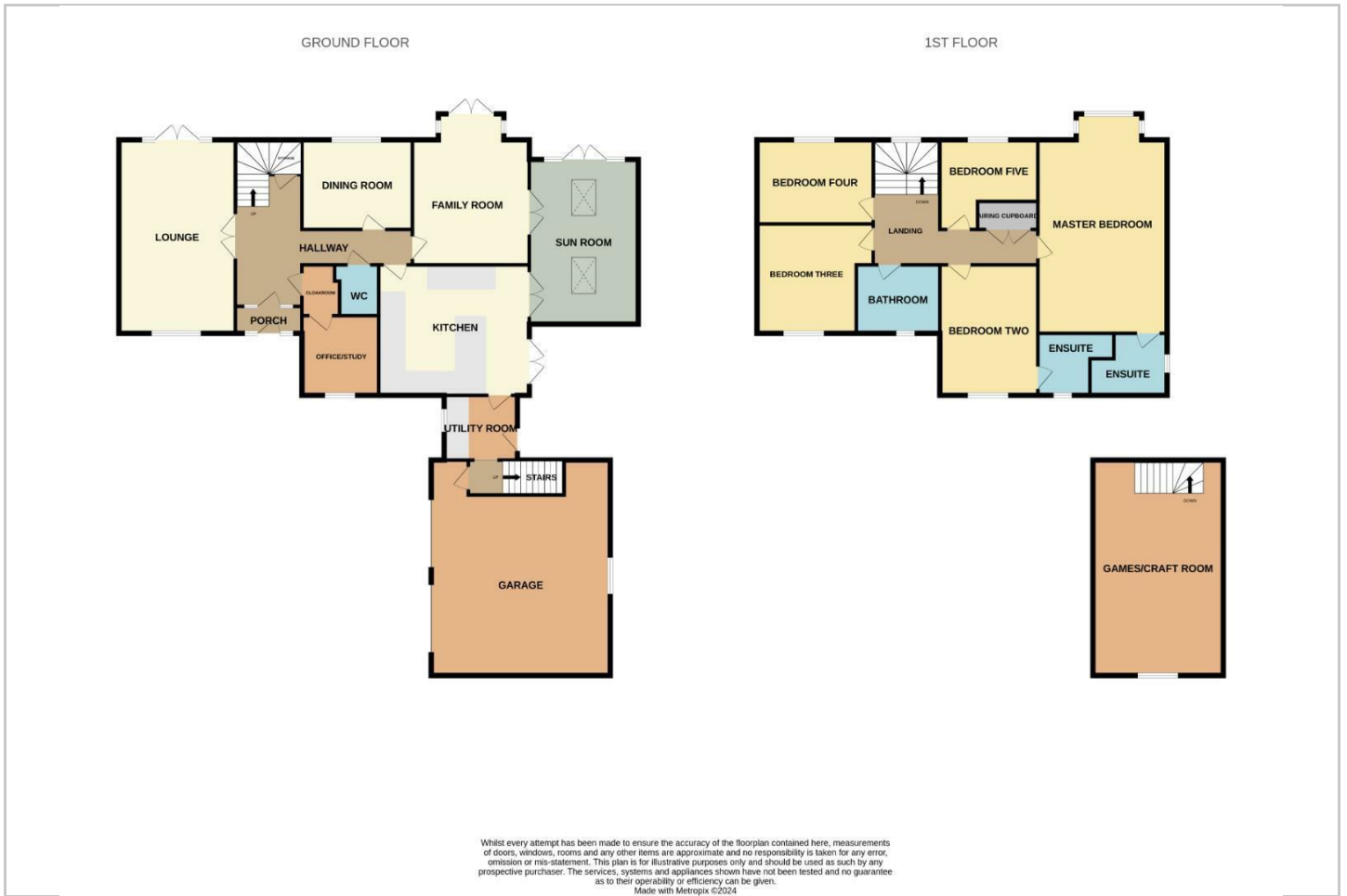
Courtyard:

Accessible from both the kitchen and utility room with further access to the rear garden and pathway to the front. The courtyard benefits a paved area leading to the wooden gazebo housing the hot tub. Additional external electricity socket within the gazebo.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - headrest.clocks.orchids

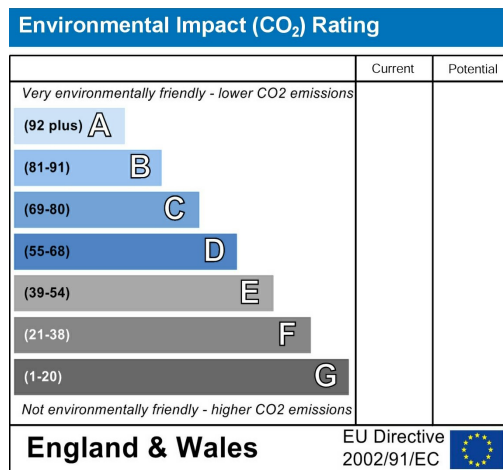
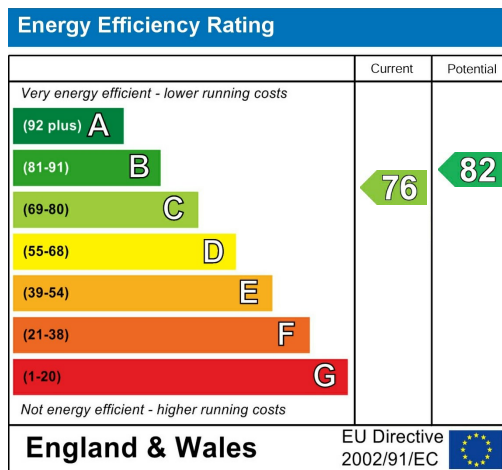
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS
HERE TO GET YOU THERE

Tel: 01228 584249



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56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

