

# HUNTERS®

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## The Woodlands

Hayton, Brampton, CA8 9HZ

£750,000



- 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

Tel: 01228 584249

# The Woodlands

Hayton, Brampton, CA8 9HZ

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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 property, which offers in excess of 3000 square foot of accommodation, is nestled perfectly within a generous plot of 0.54 acres including a beautiful woodland area, a perfect space for children and adults alike to explore, play and relax. Internally, there are four reception rooms, five bedrooms with two en-suites and an attached double garage with substantial 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.



## 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





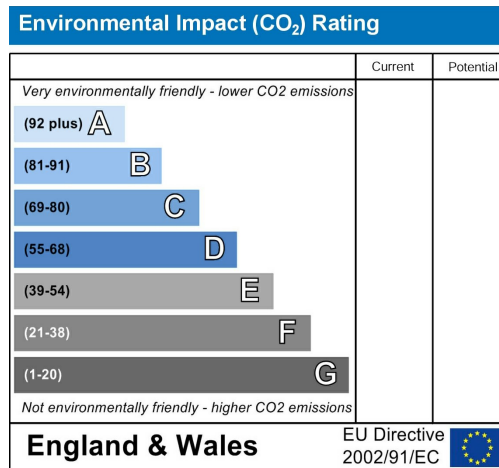
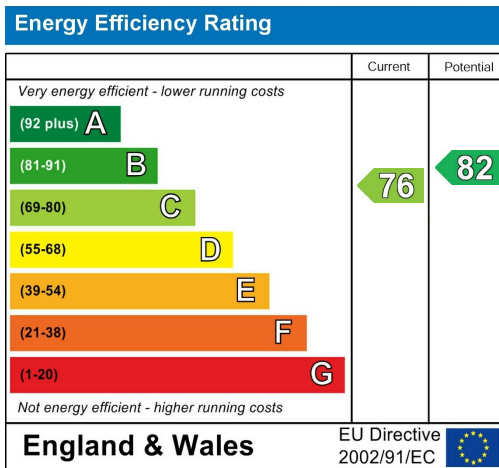






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### Energy Efficiency Graph



### Viewing

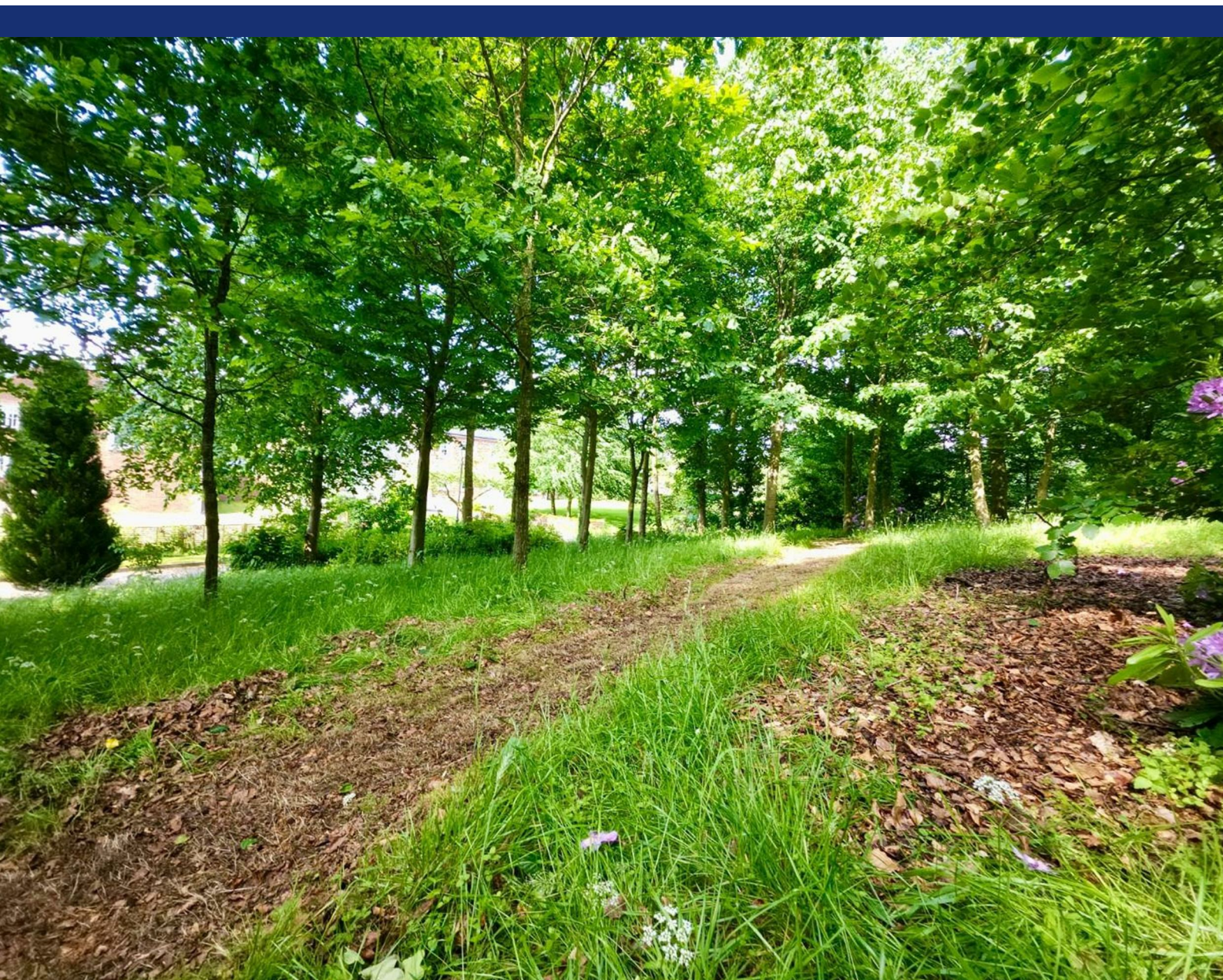
Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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