



Noble Garth

Hayton, CA8 9HR

Guide Price £245,000

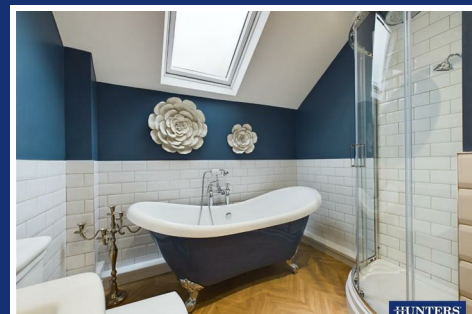
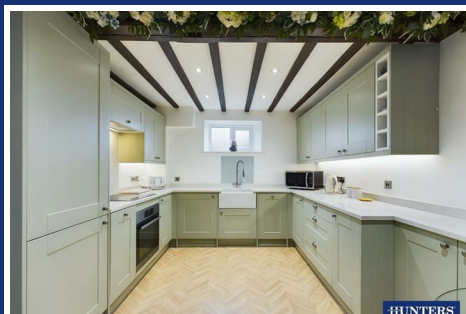


- Beautifully Presented Detached Cottage
- Centrally Located within the Sought After Village of Hayton
- Courtyard Setting with One Parking Space & Single Garage
- Exceptional Condition & High Specification Interior
- Beautiful Living Room with Wood-Burning Stove & Vaulted Ceiling with Exposed Beams
- Stunning Dining Kitchen with Integrated Appliances
- Two Double Bedrooms
- Luxurious Bathroom with Roll-Top Bathtub
- Low-Maintenance Courtyard Garden
- EPC - D

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Noble Garth is peacefully situated within the heart of Hayton village and offers an exceptional opportunity for the new owner to acquire a stunning stone-built detached barn conversion, finished to exacting standards yet retaining a wealth of original features and character from the existing building. Offered without no ongoing chain, the accommodation is second to none. You access the property into a breathtaking living room boasting a vaulted ceiling and wood-burning stove, furthermore a high-specification dining kitchen is finished with stone worksurfaces and integrated appliances, double bedroom and WC/cloakroom complete the ground floor accommodation. Ascending the spiral staircase, a galleried landing truly captures the cottage feel to the property, with a further double bedroom and a luxurious four-piece family bathroom on the first floor. Stepping outside, a courtyard garden offers a low-maintenance and private space for alfresco dining and place to relax of an evening. Completing the package you will find an allocated parking space outside of a single garage. Noble Garth truly has the potential to be an excellent village home or would be suited as a second home to use as a base for exploring the region. Contact Hunters to arrange your viewing today.

Furniture within the property along with the hot tub in the courtyard garden is available to purchase subject to further negotiations.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a living room, dining kitchen, double bedroom and WC/cloakroom to the ground floor with a galleried landing, double bedroom and bathroom on the first floor. Externally, there is a courtyard garden, off-road parking and a single garage. EPC - D and Council Tax Band - TBC.

Located within the exclusive and peaceful village of Hayton, Noble Garth 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.

Tel: 01228 584249

LIVING ROOM

Entrance door from the front, vaulted ceiling with feature exposed beams, two double glazed windows to the front aspect, double glazed French doors to the courtyard garden, feature wood-burning stove placed on a glass hearth, two radiators, spiral staircase to the first floor galleried landing and steps down to the dining kitchen area.

DINING KITCHEN

Shaker style fitted kitchen comprising a range of base, wall and drawer units with matching stone worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, integrated fridge freezer, integrated washer dryer, integrated slimline dishwasher, inset Belfast sink with mixer tap, recessed spotlights, designer vertical radiator, obscured double glazed window, under-stairs cupboard, feature exposed beams to the ceiling and internal doors to bedroom two and the WC/cloakroom.

BEDROOM TWO

Two double glazed windows to the front aspect, radiator and feature exposed beams to the ceiling.

WC/CLOAKROOM

Comprising a 2in1 WC and wash hand basin unit. Part-tiled walls, heated towel radiator, feature exposed beams to the ceiling and an obscured double glazed window.

LANDING

Galleried landing overlooking the living area, internal doors to bedroom one and bathroom, built-in cupboard housing the wall-mounted gas boiler and a double glazed Velux window.

BEDROOM ONE

Vaulted ceiling with feature exposed beams, radiator, double glazed window to the front aspect and two double glazed Velux windows.

BATHROOM

Four piece bathroom suite comprising a WC, pedestal wash hand basin, roll-top bath with freestanding chrome taps with hand shower

attachment and a shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled walls, chrome towel radiator, recessed spotlights, vaulted ceiling and a double glazed Velux window.

EXTERNAL

Accessible from the living room via French doors is a low-maintenance courtyard garden. Fully paved and benefitting from an access gate to the front and an external cold water tap and electricity socket. Additionally, a small store area to the front of the property, besides the front access door.

GARAGE & PARKING

Located opposite Noble Garth is one parking space along with a single garage. The garage is accessible via double barn-style doors.

WHAT3WORDS

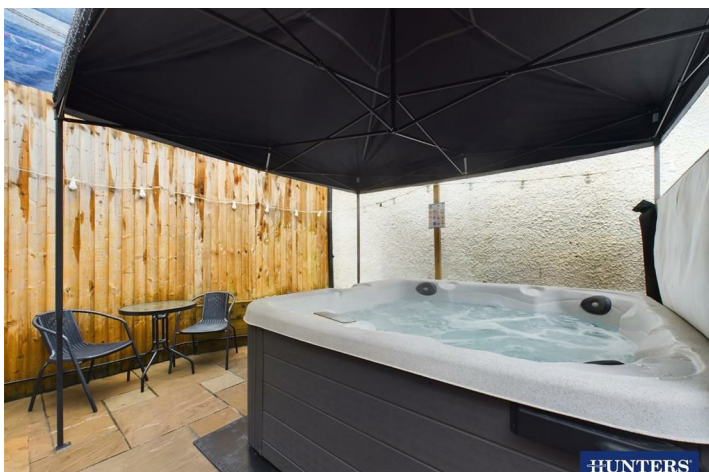
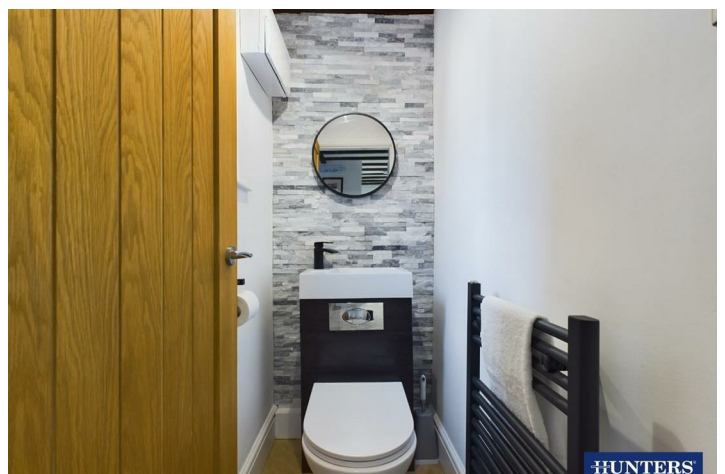
For the location of this property please visit the What3Words App and enter - comic.mixing.arrives

PLEASE NOTE

Noble Garth is being offered as a property for residential use, second home use, or as a long-term rental only and is not suitable for short term holiday let. Noble Garth benefits a pedestrian and vehicular right of way up the driveway towards the property and parking/garage, the courtyard area must remain clear and accessible at all times.

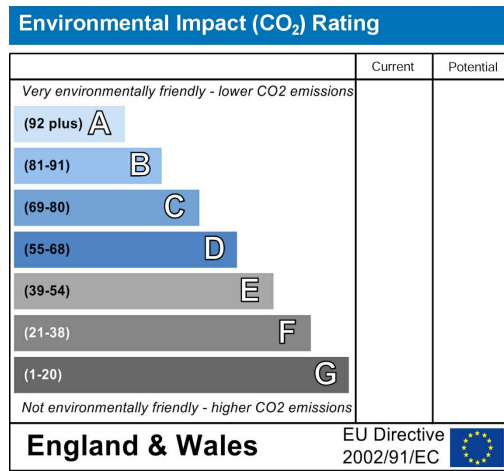
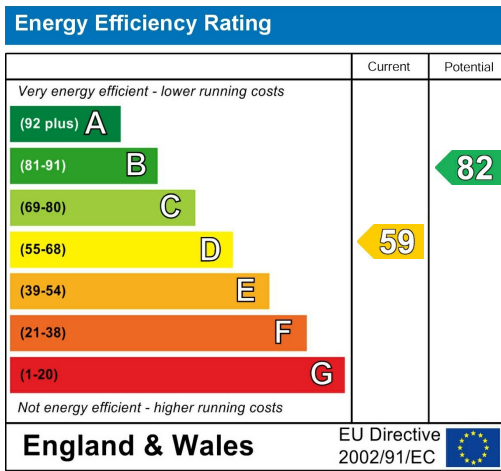
Floorplan







Energy Efficiency Graph



Viewing

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

Road Map



Hybrid Map



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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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