



**Hayward
Tod**

5 Bed Detached House | Stoneleigh | Southwaite | CA4 0NA

£525,000





An impressive detached home in a private one acre plot, flexible living offering single-level or annex potential. En-suite main bedroom. Double garage. Accessible location convenient for Penrith and Carlisle.

APPROXIMATE MILEAGES

Penrith 9 | Carlisle 9 | Calthwaite 1.8 | M6 Southwaite Services 1.8, M6 J41.6.7 | Newcastle International Airport 64

WHY STONELEIGH?

Situated in an acre plot with views towards the northern Pennines and conveniently located for access to Carlisle, Penrith and the M6. The nearby village of Calthwaite has a primary school and church, with a complete range of amenities being available in both Carlisle and Penrith which are both less than 10 miles from the property. Both have a station on the west coast mainline allowing for access to London in 3 hours and Glasgow/Edinburgh in around 90 minutes. The property also provides an ideal base to explore the Lake District with Ullswater and Pooley Bridge being with 30 minutes drive.

ACCOMMODATION

Spacious throughout and able to provide flexibility for single-level, multigenerational or work from home set ups if required. Set within a private and mature acre plot the property offers significant potential. Having been well cared for by the current owners the property is presented in good condition but is ready for the incoming buyers to put their own stamp on the décor. A large dining kitchen sits at the front of the property and provides a social hub for the home. There is a snug sitting room to the rear and access to the portion of the property most suited to being an annex. A conservatory provides an additional access to the garden. There is a study, sitting room and shower room which would make a pleasant one bedroom annex. The large double garage can also be accessed from here. There is a

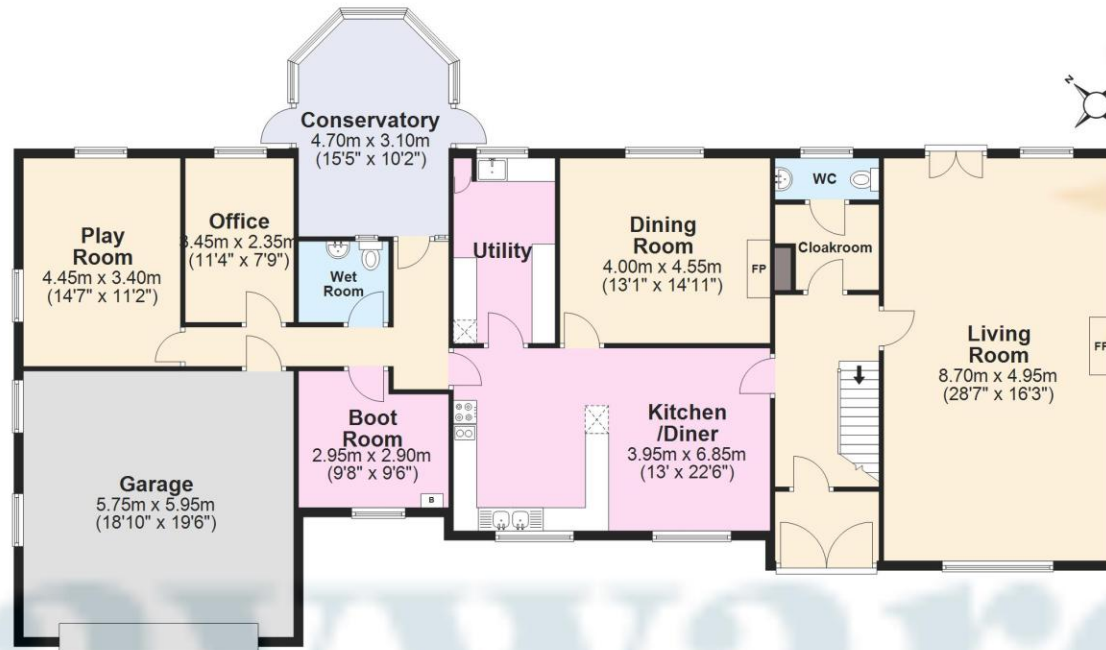


large boiler room/utility space. At the opposite end of the property is a very spacious dual aspect sitting room with a large feature fireplace housing a multi fuel stove. There are also double doors to the rear garden and patio area. A spacious cloakroom W.C. and entrance vestibule complete the extensive ground floor accommodation. At first floor level are five double bedrooms, the largest of which being an enormous master suite with en-suite bathroom. There are four more double bedrooms and a large four piece family bathroom with the added bonus of a concealed laundry chute to the ground floor. Externally the property has ample driveway parking to the front and side, with gated access to the rear garden. Mostly laid to lawn but flanked with mature trees the garden is a blank canvas for the incoming buyer. There is an ample patio across the rear of the property.



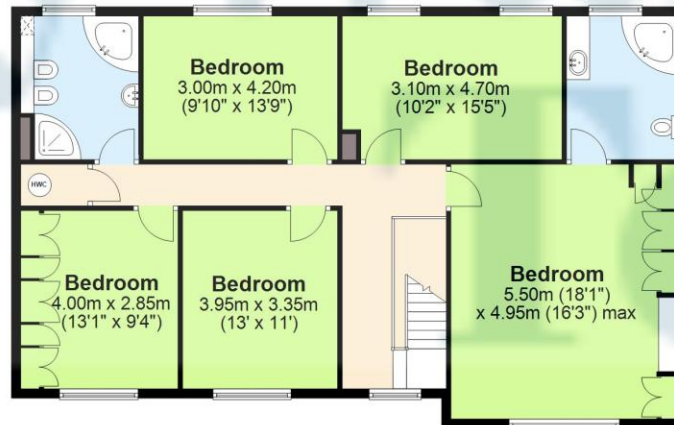
Ground Floor

Approx. 213.8 sq. metres (2301.1 sq. feet)



First Floor

Approx. 117.9 sq. metres (1268.9 sq. feet)



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.