

Hayward Tod

1 Bedroom Cottage | Collingwood Cottage | Talkin | CA8 1LE

Offers in excess of £200,000







An immaculate single level home finished to the highest specification inside and out, right in the heart of a desirable village. An ideal primary or second home or an equally appealing holiday cottage investment.

open plan living kitchen | large double bedroom with storage | en-suite shower room | enclosed private decking with hot tub | double glazing | electric heating | mains water, electricity and drainage | large ladder accessed loft storage area | EPCD | council tax band B | freehold

WHY TALKIN?

Talkin village, centred around its popular Pub, is beautifully set amongst rolling Cumbrian countryside adjacent to the fells and within walking distance of Talkin Tarn Country Park. The Tarn is a wonderful facility offering boating, rowing and a lovely walk of just over a mile around the waters edge. Nearby Brampton has a great range of shops including a Cranstons Food Hall and Co-op. Brampton Golf Club is near the Tarn and there is a station on the Carlisle/Newcastle railway. Easy access for A69 and M6 at Carlisle junctions 43 and 44. Carlisle has a great café culture and a good range of restaurants and pubs. The West Coast Mainline connects direct to London in around 3 hours 20 minutes. There are many other direct services including to Glasgow, Edinburgh, Manchester and Birmingham. The beautiful Eden Valley and Hadrian's Wall are on the doorstep and there is easy access for The Lake District and Solway Coast.

ACCOMMODATION

With no expense spared the accommodation is of the highest quality throughout with natural stone and solid wood in abundance. The heart of the property is an impressive open plan kitchen dining living space. High ceilings and exposed beams give the added feeling of space. The kitchen, with a range of fitted units and integrated appliances has granite worktops. Solid wood floors run

through from here to the bedroom, accessed via characterful solid wood doors. There is plenty of storage space in the bedroom thanks to a recessed area and built in cupboard which also provides access to additional storage space via a ladder to the large loft. The en-suite shower room, finished in a more modern style, is ample and benefits from a large walk in shower as well as an external door to the rear decked area; perfect for quickly accessing the shower after a dip in the hot tub. The private rear patio, where the hot tub is located, is spacious and finished with low maintenance composite decking. In short, the property represents an excellent opportunity to secure an impressive home, or an excellent second home/investment cottage in a popular village.



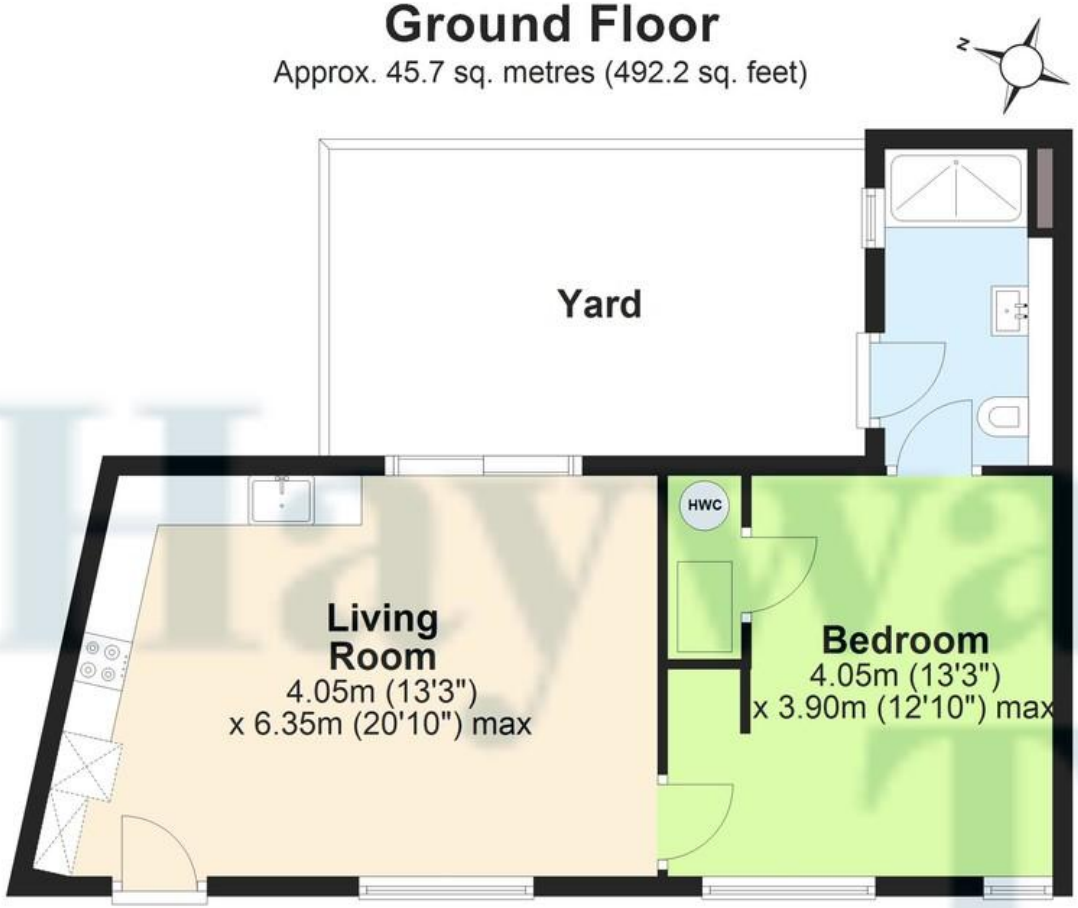






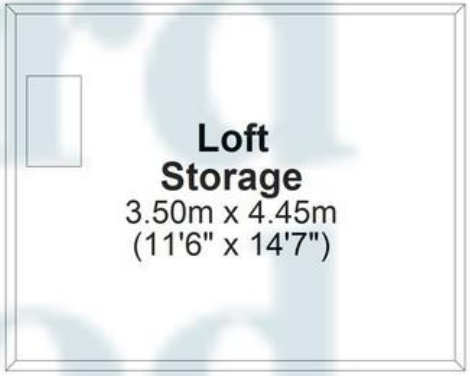
Ground Floor

Approx. 45.7 sq. metres (492.2 sq. feet)



Loft

Approx. 15.6 sq. metres (167.8 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.