



**Hayward
Tod**

4 bed, 2 ensuite Attached House | Low Moor House | Corby Hill | Carlisle | CA4 8QB
Guide Price £565,000





A charming four bed, two ensuite period home with a large garden and delightful sylvan aspect benefiting from a Biomass boiler and convenient location between Carlisle and Brampton. Large living kitchen. Double garage. Loads of character. Good local amenities and handy for M6, Lake District and Eden Valley.

IN BRIEF

sitting room | dining room | utility | drying room | office | open plan kitchen dining living | main bedroom with en-suite shower | second en-suite bedroom with balcony | two further double bedrooms | four piece family bathroom | detached double garage and store | large garden | patio | double glazing | biomass central heating boiler | private drainage | EPC pending | council tax band D | freehold

APPROXIMATE MILEAGES

Warwick Bridge 1.4 | Hayton Primary School 1.2 | Carlisle 6 | M6 motor way 4 | Brampton 3.2 | Newcastle International Airport 49

WHY LOW MOOR HOUSE?

Conveniently located between Brampton and Carlisle just a short distance from amenities in Warwick Bridge, Corby Hill and Hayton village. The property is ideally located for commuting both towards Carlisle and east along the A69 for Newcastle. A popular primary school can be found in nearby Hayton, with a good secondary school a little further beyond in Brampton. There are three golf clubs within a short distance of the property as well as ample opportunities for outdoor pursuits in the Lake District and Eden Valley. There is a good butcher in Corby Hill and an excellent range of amenities in the market town of Brampton. There is an hourly bus service between Carlisle and Newcastle.

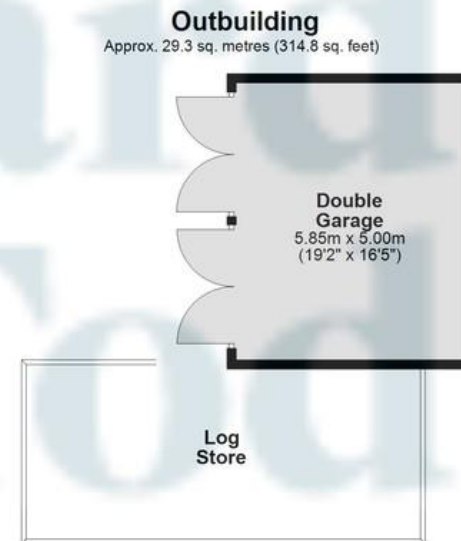
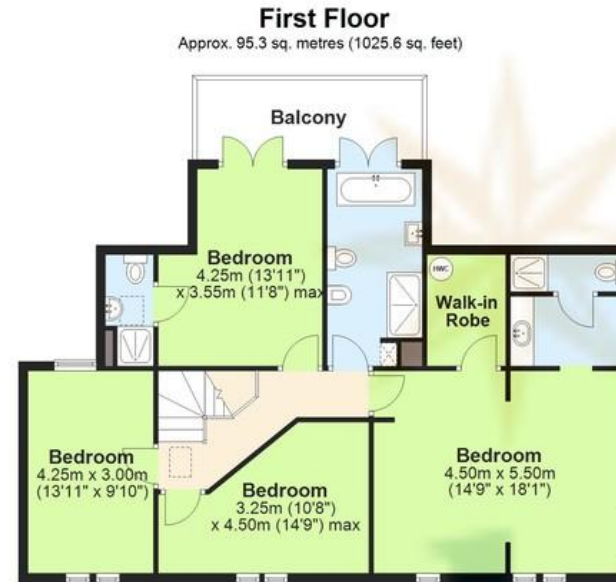
ACCOMMODATION

Full of character yet perfectly suited to modern living, the property has a large open plan kitchen dining living space at the rear with doors opening out to the patio and large garden beyond. There is a generous utility room alongside a spacious



drying room store, which also provides access to a large office space with the benefit of its own private access to the rear. There is a cosy sitting room with stove and double doors out to a pleasant, covered patio area. A large dining room with feature fireplace completes the ground floor accommodation. On the first floor are four good size bedrooms, the larger two both having en-suite shower rooms. The smaller of the two has double doors out to a large balcony overlooking the garden. The largest of the bedrooms, with a pleasing corner aspect, has both an en-suite shower room and a dressing area. Externally the property sits back from the roadside behind a wall and high hedge offering superb privacy and has gardens to the front side and rear. There is a gated gravel driveway with ample parking and turning space as well as a large double garage store and adjacent woodshed.





Total area: approx. 266.3 sq. metres (2866.8 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

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.