



**Hayward
Tod**

4/5 bed Detached House with Large Barn | The Croft | Linstock | Carlisle | CA6 4PY
Guide Price £675,000





An impressive Grade II listed detached property in excess of 3,000 Sq. ft with large adjoining barn beautifully positioned within the village enjoying open views. Wonderful south facing gardens circa 0.71 acres. Four double bedrooms, ensuite, dressing room and study. Generous living space. Potential for annex and building plot STP.

ACCOMMODATION SUMMARY

Hall and stairs | Sitting room with dual aspect | Living room | Dining room | Breakfast kitchen with Aga | Shower room | Large utility | Boot room | First floor landing | Main bedroom with dressing room and ensuite bathroom | Large linen room/store | Three further south facing double bedrooms | Bathroom | Study/single bedroom five | Generous garden 0.71 acres | Excellent barn including a snooker room and other outbuildings in all in excess of 3,200 Sq. ft | Significant potential | Possible building plot subject to planning | Oil central heating | Mains drainage | EPC rating - pending | Council Tax Band - G | Freehold

APPROXIMATE MILEAGES

Rickerby Park 1.4 | Central Carlisle - West Coast Mainline Station 3 | M6 J44 2.8 | Brampton 7 | Solway Coast AONB - Bowness on Solway 15.3 | Lake District National Park - Caldbeck 17, Pooley Bridge Ullswater 27.8 | North Pennines AONB - Alston 26.5 | Newcastle International Airport 54

WHY LINSTOCK?

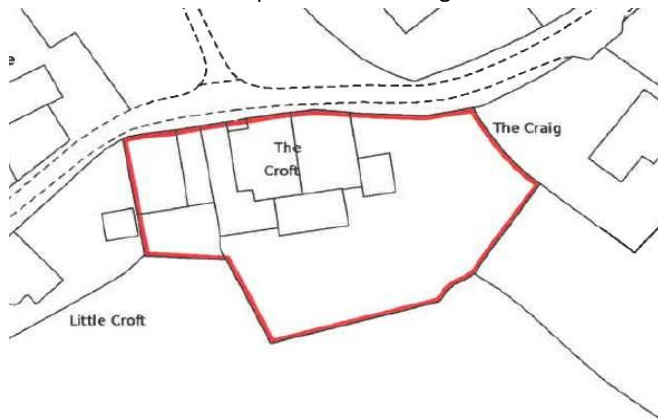
Linstock is only three miles northeast of Carlisle, adjacent to open countryside, handy for Rickerby Park and the River Eden. It has a village atmosphere yet is close to shops, schools, rail links and the wider range of city services. Nearby leisure facilities include Eden Golf Club and Walby Farm Park a popular family attraction, are just a few minutes drive from the property. For food there is The Stag Inn at Crosby on Eden and Café on the Green in Houghton. Ideal for those seeking a slower pace of life, Linstock has a village hall and strong sense of community, making it the perfect place to call home. Walking and cycling routes are to



hand. The village has easy access to the M6, A69, and A689, making it practical for commuting to Carlisle and North Cumbria, the North East and Scottish Borders.

DESCRIPTION

The Croft is a substantial detached period home with attractive brick elevations, beautifully positioned within the village having the benefit of a delightful private south facing garden and large adjoining barn. The cobbled courtyard is flanked by the traditional barn, creating an attractive and handsome setting for the property. The accommodation is generous and whilst it has been extended and improved in parts, offers the chance for the new owner to make their mark by extending further or converting all or part of the outbuildings subject to planning. This may include for an annex, studio or independent dwelling which could have its own access and west facing garden thus allowing The Croft to retain its privacy. We feel there may also be the chance of a building plot STP on the eastern side of the garden. Either way there are options for now and the future. The living space on the ground floor is excellent. All rooms are south facing and three also have access to the garden. On the first floor the main bedroom is a large and wonderful space with high ceilings and exposed timbers, a dressing room and ensuite bathroom. There are three further doubles south facing to the view, a single bedroom/study and a bathroom with options to reconfigure.





Total area: approx. 585.3 sq. metres (6300.0 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.