



**Hayward
Tod**

4 bed, 3 bath Barn Conversion | Ash Tree Barn | Talkin | Brampton | CA8 1LE
Guide Price £495,000





Impressive 3/4 bed barn conversion with an inverted layout and private southwest facing garden beautifully situated within the heart of a pretty North Cumbrian village with pub. Potential for ground floor ancillary accommodation, studio or workshop (STP). Handy for Brampton, M6 and Carlisle.

ACCOMMODATION SUMMARY

Vestibule | Hall and stairs | Bedroom one with ensuite bathroom | Single bedrooms two and three | Shower room one | Lobby | Large boot room and second staircase | Fabulous studio space | Utility | Shower room two | First floor | Wonderful open plan living dining room and kitchen | Superb south west facing conservatory with private garden aspect | Bedroom four | Forecourt parking | Stone store | Private rear garden | Council Tax band - F | EPC rating - E | Mains water and drainage | LP gas central heating | Freehold

APPROXIMATE MILEAGES

Brampton Golf Club 1.2 | Talkin Tarn Country Park 1.7 | Brampton 2.9 | Central Carlisle - West Coast Mainline Station 9.8 | Hadrian's Wall UNESCO Site - Birdoswald Fort 9.2 | North Pennines AONB - Alston 17.8 | Solway Coast AONB - Bowness on Solway 25 | Lake District National Park - Caldbeck 23.5, Ullswater Pooley Bridge 26.5 | Newcastle International Airport 47.8

WHY TALKIN?

Superbly located in the heart of the village adjacent to the green and public house. Talkin 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 growing café culture and a good range of restaurants and pubs. The West Coast Mainline provides direct services to London in around 3 hours 20 minutes and Glasgow or Edinburgh in around 1 hour 20 minutes. There are many other direct services including to Manchester, Birmingham and their respective airports. The beautiful Eden Valley and Hadrian's Wall are on the doorstep and there is easy access for The Lake District and Solway Coast.

DESCRIPTION

An impressive and well executed conversion of an attractive barn built in 1839 located in the centre of a desirable fell side village east of Carlisle. The property, built in pale sandstone retains many original features including owl holes and barn entrance with split timber doors. The property now extended has versatile accommodation of around 2,500 Sq. ft and includes an excellent ground floor studio with potential to reconfigure for annex or other uses. The property is in effect a bank barn allowing for the living area on the first floor to access the rear garden. The open plan living/dining/kitchen has high ceilings and extensive glazing and is an outstanding space to occupy with loads of features and significant character. The room has a stylish Hwam (Danish) wood burning stove. Beyond this is a superb conservatory which is generous in size and has a lovely sunny private aspect to the south west. There is also a bedroom on the first floor and a second staircase to the ground floor (potential annex) lobby, studio, utility and shower room. On the ground floor the main bedroom has an ensuite bathroom and there are two single bedrooms along with second shower room. There is a useful timber shed, a good stone workshop, and the private rear gardens provide a peaceful haven.



Lower Ground Floor

Approx. 134.5 sq. metres (1448.0 sq. feet)



Upper Floor

Approx. 106.3 sq. metres (1144.1 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.