



**Hayward
Tod**

3 bed, 1 ensuite Conversion | Sycamore Barn | Thistlewood | High Bridge | Dalston | CA5 7DS
Guide Price £395,000





An impressive three bed, one ensuite attached barn conversion in excess of 1,650 Sq. ft with large southwest facing garden. Excellent living space, loads of character and brand new Thwaites kitchen. Convenient for Dalston, Carlisle, M6 and Lake District.

ACCOMMODATION SUMMARY

Lobby and stairs | Cloakroom | Generous dining kitchen with brand new Thwaites fitted units | Large living room | Excellent home office/2nd living room | First floor landing | Spacious double bedroom one with dual aspect and ensuite shower room | Front double bedroom two | Rear bedroom three | Bathroom with shower and bath | Large 0.20 acre site with southwest facing garden | Forecourt parking | Rear access from lane to garage and shed | Oil central heating | Shared private drainage treatment plant | Council Tax Band - E | EPC rating - pending | Freehold

APPROXIMATE MILEAGES

Crown Inn 2.5 | Dalston 5.3 | M6 J42 7.6 | Central Carlisle West Coast Main Line Station 8.4 | Lake District National Park - Hesketh Newmarket 5.8, Caldbeck 7.3, Pooley Bridge Ullswater 19 | Penrith West Coast Main Line Station 14.4 | Allonby Beach 25 | Newcastle Airport 64

WHY THISTLEWOOD HIGH BRIDGE?

Attractive settlement adjacent to an interesting Grade I listed 14th century tower house by the River Caldew surrounded by beautiful Cumbrian countryside only 5 miles from Dalston and just 8 from Carlisle. Conveniently situated for access to the M6 and Penrith. The Crown Inn is 5 minutes by car. Nearby Dalston has excellent facilities including a CoOp, primary and secondary schools, rail and bus services, café, shops, veterinary and medical practices. Carlisle just under 20 minutes by car has a superb range of services, excellent pubs, restaurants and retail options. The property is well placed for travel into the Lakes, Eden Valley and Solway Coast.



DESCRIPTION

Sycamore Barn is an appealing property of substantial proportions and has a great deal of character with retained elements from the original building. The living accommodation is spacious and all principle rooms face and indeed have access to the large southwest facing garden. The dining kitchen has a tiled floor and features a beautiful range of brand new units from renowned local kitchen supplier Thwaites with integral appliances, a range cooker and sleek bench tops. The living room has a timber floor and fireplace with stove. Of interest is the hidden door within the bookshelf into the 2nd reception room/home office. On the first floor are the three bedrooms, ensuite and bathroom. The aspect at the rear is private and the outlook is rural. At the bottom of the garden is the garage and shed which are accessed from the rear lane.

NB

The property was subject to flash flooding in 2024.



Ground Floor

Approx. 82.5 sq. metres (887.9 sq. feet)



Outbuilding

Approx. 15.0 sq. metres (161.5 sq. feet)
(excluding Shed, Oil)



First Floor

Approx. 71.1 sq. metres (765.5 sq. feet)



Total area: approx. 168.6 sq. metres (1814.9 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.