



**Hayward
Tod**

3/4 Bed, 4 Bath Cottage | School House | Faugh | CA8 9EB

£450,000





An impressive modernised home, full of character, offering deceptively spacious and well appointed living. Pleasant rear garden with detached garden room. Large double garage.

Entrance hall | Shower room | Sitting/Dining Room | Kitchen | Snug | Study | Rear hall | Double bedroom one with ensuite bathroom | Stairs to double bedroom two with ensuite bathroom | Second stairs to first floor landing | Double bedroom three with ensuite shower room | Bedroom four | Double garage and store/utility room | Lovely rear garden | Raised deck and views | Detached fully insulated garden room with power | EPC Rating E | Council Tax Band D | All mains services, water, gas, electricity and drainage | Gas central heating | Freehold

APPROXIMATE MILEAGES

Hayton Primary School 2 | Talkin Tarn Country Park 4.5 | Brampton 4.8 | M6 J43 6 | Central Carlisle - mainline station 8 | Lake District National Park - Ullswater 28.8 | Newcastle International Airport 51

WHY FAUGH?

The property sits prominently within the centre of the village and adjacent to the popular String Of Horses Inn. The village is set in an accessible area amongst attractive Cumbrian countryside with good communications for the A69 and M6. There are a good range of facilities just 8 minutes by car in the nearby connecting villages of Corby Hill and Warwick Bridge. The market town of Brampton has a wide variety of shops and the William Howard Secondary School. The regional centre of Carlisle, just a short drive to the west, has a vibrant café culture and a superb range of retail and leisure opportunities, bars and restaurants. Carlisle benefits from being on the West Coast Mainline connecting London in around 3 hours 20 minutes. There are many other direct services covering Glasgow, Edinburgh, Lake District and Manchester. Faugh is well placed for



access to the regions areas of natural and historic interest including the beautiful Eden Valley, Hadrian's Wall, The North Pennines ANOB, The Lake District and Solway Coast.

ACCOMMODATION

Deceptively spacious living full of charm and character, thoughtfully renovated by the current owners. The layout provides a large living dining room with stove, off the fitted kitchen, both rooms having direct access to the rear garden. There is a snug also with freestanding stove. A third reception room leads off this, which can be utilised as a study or playroom. The rear hallway also provides access to the garden and leads towards the ground floor en-suite bedroom. The bedroom, a good size double, has a large en-suite with freestanding roll top bath. A wooden door hides a set of stairs leading to the first floor and a second en-suite bedroom. The bedroom is, another double room and its en-suite has a shower over the bath. A second set of stairs leads to the first floor landing, where there is access to the third en-suite bedroom, with a low window overlooking the rear garden. The en-suite shower is modern and has an exposed stone feature wall. The fourth bedroom is currently a spacious dressing room for bedroom three. Externally the property has a parking to the side and benefits from a large double garage. There is also a useful utility area/store attached to the garage. At the rear a gravelled patio area leads up steps to the ample garden, benefitting from lawns, borders and planting as well as a patio area at the rear. Within the garden is a large detached garden room measuring an impressive 4.70m x 3.80m (15'5" x 13'6"), fully insulated and with power, perfect to use as a garden bar, home office or studio. Of particular interest though is the raised deck above the garage. Steps lead up from the garden to a large deck, offering views across open countryside and across to the Scottish Hills.



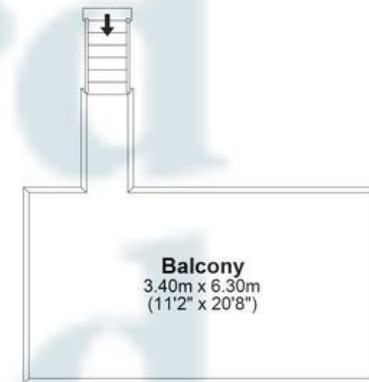
Ground Floor

Approx. 152.3 sq. metres (1639.2 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



Total area: approx. 199.3 sq. metres (2145.7 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.