



**Hayward  
Tod**

4 bed Cottage including Annex | 2 The Faulds | Armathwaite | Carlisle | CA4 9PB  
Asking Price £425,000





Pretty cottage in delightful south facing landscaped gardens in the heart of a prime Eden Valley Village with an excellent range of amenities - shop/PO, two pubs, access to Carlisle to Settle Line. 4 bed house including an annex and studio/workshop. On site parking for several cars. Handy for Penrith, Carlisle, Lake District, A6 and M6.

#### APPROXIMATE MILEAGES

Village Shop & PO 100 yards | M6 J42 North 6.9, J41 South 9.5 | Carlisle Westcoast Mainline Station 10.4 | Penrith Westcoast Mainline Station 11.5 | Lake District National Park - Hesketh Newmarket 14.7, Pooley Bridge Ullswater 17.9 | Hadrian's Wall UNESCO World Heritage Site - Birdswald Fort 17.5 | North Pennines AONB - Alston 17.5 | Solway Coast AONB - Allonby Beach 35 | Newcastle International Airport 57.4

#### WHY ARMATHWAITE?

Charming village on a beautiful stretch of The River Eden in the wonderful Eden Valley conveniently placed between Carlisle and Penrith with easy access to the A6 and two junctions of the M6. Active village with railway station on the famous Carlisle to Settle Line and excellent range of amenities including two pubs, village shop and PO, village hall. Wonderful variety of riverside and country walks on the doorstep including access to The Eden Gorge and Salmon fishing. Excellent options for cyclists including the Eden Valley Loop. Carlisle and Penrith both have stations on the Westcoast Mainline with direct services to London from Penrith in around 3 hours and Carlisle in around 3 hours 20 minutes. Both centres have a broad variety of retail options, food halls and supermarkets, coffee shops, restaurants and pubs. The Lake District National Park is nearby.

#### ACCOMMODATION SUMMARY

Hall and stairs | Double bedroom one | Bedroom two | Study/bedroom three | Modern shower room | First floor | Open plan fitted kitchen with dining area | Sitting room | Ground floor ANNEX with separate entrance, utility lobby and bedroom (four) with modern ensuite shower room | Generous



corner plot | Beautiful courtyard | Bothy | Outstanding landscaped gardens | Off street parking for several cars | Excellent stone outbuilding studio/workshop | All mains services | Electric heating | Council Tax Band - B | EPC - E | Freehold

### DESCRIPTION

2 The Faulds is a delightful home of great character featuring inverted living space on the first floor to take advantage of the view over the garden with glimpses of the village centre. The stylish living areas feature an oak staircase with glass balustrade, timber floors and include an open plan dining kitchen with modern fitted units and sleek granite work tops. The adjacent sitting room has a wood burning stove. On the ground floor are three bedrooms and a smart shower room. Of interest is an annex with its own entrance from the courtyard. This comprises an entrance utility lobby and a double bedroom with modern ensuite shower room. This is a versatile facility which makes an excellent guest suite or private family space.

### OUTSIDE

The property occupies a generous corner site which has been beautifully transformed into a tranquil oasis of interest. The layout has been well planned with thoughtful planting and areas to relax and enjoy the surroundings. There is an arbour beside a small wildlife pond, a summerhouse, lawns and gravel paths. A delightful part cobbled courtyard in front of the property has been lovingly restored and provides a wonderful reception. For those with a creative or entrepreneurial spirit will love the single-story stone building with two windows and an external door to the village. The opportunities for use are many. The adjacent bothy adds further to the appeal and subject to planning the commercial possibilities are enticing.

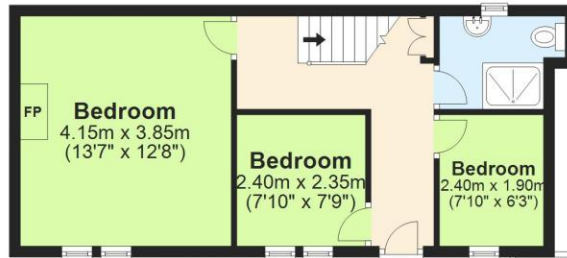
### OF SPECIAL INTEREST

By separate negotiation the chance to buy the charming adjoining 1 bed cottage - Guide Price £175,000



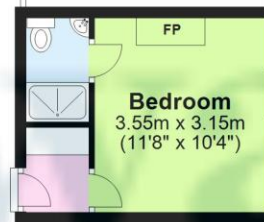
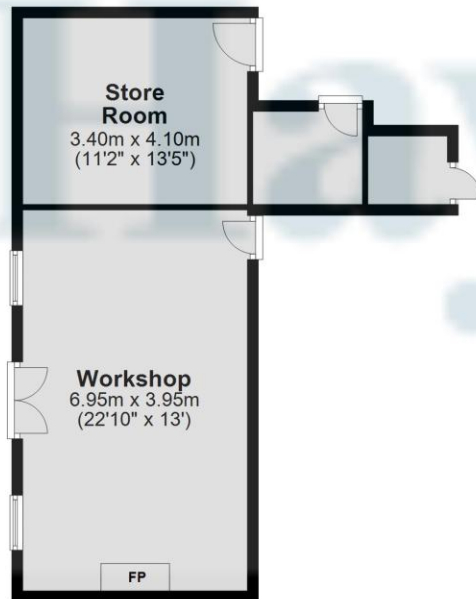
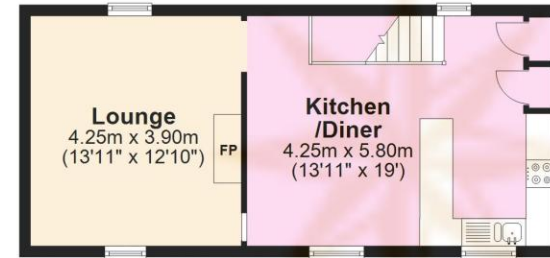
## Ground Floor

Approx. 103.1 sq. metres (1110.2 sq. feet)



## First Floor

Approx. 41.6 sq. metres (448.3 sq. feet)



Total area: approx. 144.8 sq. metres (1558.4 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.