



**Hayward
Tod**

4 Bed, 4 En-suite Detached House | Elm Cottage | Greensyke Court | Nr. Dalston | CA5 7JY
£750,000





An outstanding Lattimer built, four bed, four bath home in a peaceful setting just minutes from the village of Dalston. Finished to the highest specification throughout. Fabulous living space.

entrance hallway | ground floor bedroom | ground floor shower room | utility | cloakroom W.C. | open plan kitchen dining living space | three first floor en-suite bedrooms | large low maintenance gravelled courtyard | lawned garden | gravelled parking area | fully double glazed | mains gas centrally heated | private drainage | EPC pending | council tax band E | annual maintenance charge TBC

APPROXIMATE MILEAGES

Dalston 2.3 | Carlisle 6.9 | M6 motorway 6.5 | Keswick - Lake District 23.5 | Newcastle International Airport 63

WHY GREENSYKE?

A peaceful settlement of just 12 bespoke homes is ideally located for access to the popular village of Dalston and the wide range of amenities on offer therein. Dalston has both primary and secondary schools, a Co-op, butchers and two Pubs. It is also served by bus and rail. The wider region is also readily accessible with both Carlisle and the M6 just a short drive away. The Lake District National Parks sits a short distance to the south, making the property an excellent base to explore our region and beyond.

ACCOMMODATION

Beautifully presented, incredibly spacious and finished to the highest standards throughout, Elm Cottage is a superb bespoke home in an exclusive development. Offering four bed, four en-suite living the property has one of these bedrooms, and it's shower room on the ground floor allowing for single level occupation if required. The open plan living dining kitchen extends the full length of the property. The kitchen, with a wide range of units, quality integrated appliances and a large seated island at its centre



is the hub of the home. The dining area has double doors out to the garden and patio. An impressive double sided fireplace separates the first of two living spaces from the second and creates an eye catching focal point in the room. There is also an ample utility room and cloakroom W.C. The stairs to the first floor lead up from the centre of the living space to a spacious landing where there are the further three en-suite bedrooms, each with their own unique charm. The first has a bank of built-in wardrobes which also hide a concealed entrance to the en-suite shower. The second double has, fitted wardrobes and an en-suite with both a walk-in shower and a freestanding bath, with the third en-suite room being the largest of the first floor bedrooms and having both fitted wardrobes and an en-suite shower. The property is fully double glazed and benefits from under floor heating throughout. Externally the property has gravelled driveway parking to the front. There is a large gravelled courtyard at the rear of the property and a good sized lawn that wraps around the front and side. It may also be of interest to some buyers to note that there are plans drawn and available for a first floor extension to create a fifth en-suite bedroom.



Ground Floor

Approx. 165.7 sq. metres (1783.1 sq. feet)



First Floor

Approx. 81.8 sq. metres (880.6 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 247.5 sq. metres (2663.7 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

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.