



**Hayward  
Tod**

**2 bedroom Mid Terrace House | Pillar | 3 Barrock Park | Nr Low Hesket | Carlisle | CA4 0JS**  
**Guide Price £165,000**





An appealing two bed barn conversion (mid terrace) with open plan living kitchen beautifully situated within a small settlement with generous landscaped gardens and river frontage. Fully modernised with new kitchen and shower room. Excellent first buy or superbly located holiday home. Handy for M6 and Lake District.

#### ACCOMMODATION SUMMARY

Open plan living dining kitchen | First floor landing | Rear double bedroom one with built in wardrobe | Rear single bedroom two with built in wardrobe | Shower room | Sunny patio | Extensive communal grounds down to river bank | Brand new LP gas central heating | Parking | Council Tax Band - A | EPC rating - pending | Long leasehold 957 years remaining | Service charge £822 pa | Buildings and grounds insurance £480 pa | NB holiday lets are not allowed

#### APPROXIMATE MILEAGES

M6 J42 4 | Armthwaite Station - Settle Line 5.8 | Central Carlisle - West Coast Mainline Station 7.5 | Penrith - West Coast Mainline Station 12.4 | Lake District National Park - Hesketh Newmarket 13.5, Pooley Bridge Ullswater 18.7 | Hadrian's Wall UNESCO Site - Birdoswald Fort 21.6 | Solway Coast AONB - Bowness on Solway 21.9 | Allonby Beach 28.9 | Newcastle International Airport 60.2



#### WHY BARROCK PARK?

Pillar forms one of a small number of cottages set around a pretty courtyard within the grounds of Barrock Park, set back down a long tree lined private driveway. The location is secluded yet remains readily accessible for Carlisle, Penrith and the M6 motorway. Both Carlisle and Penrith have stations on the West Coast Mainline, with London and Glasgow/Edinburgh within easy reach in a little over three hours fifteen minutes and one hour twenty minutes respectively. The beautiful Eden Valley and Lake District National Park are both on the doorstep, making the property an ideal second home or holiday letting in addition to being suitable for those looking for a rural lifestyle

without isolation. The centres of Carlisle and Penrith are both readily accessible by car and provide a wide range of amenities including bars, restaurants and retail.

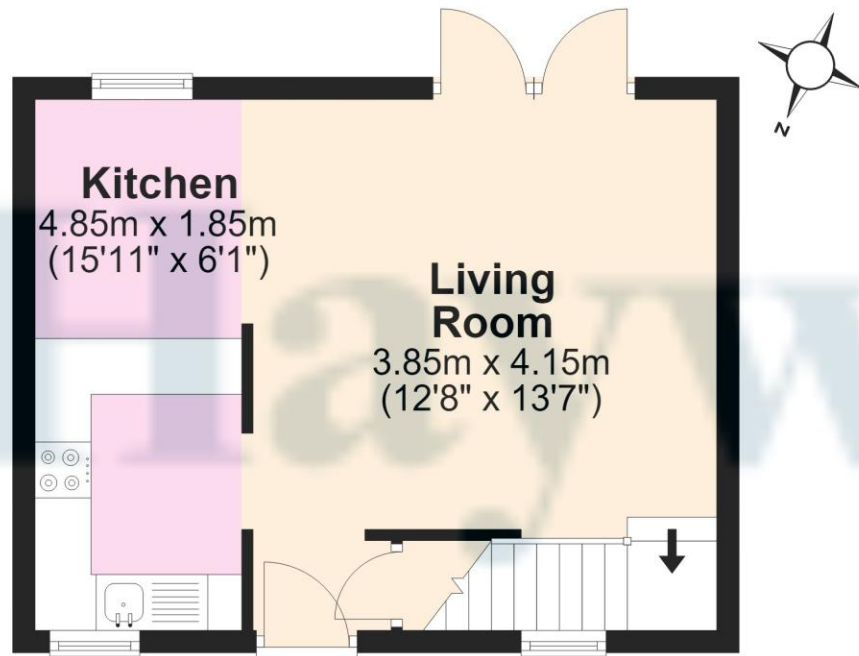
### DESCRIPTION

An interesting barn conversion offered for sale in good order having recently undergone a thorough modernisation including kitchen, shower room and LP gas central heating boiler. Decorated and ready to occupy this attractive property is well located in a small, conveniently located settlement. The property has an open plan ground floor that incorporates a generous living dining area and fitted kitchen. French doors open out onto a south east facing terrace and open views over the communal gardens. On the first floor both bedrooms have fine elevated views. The new shower room has a white 3-piece suite.



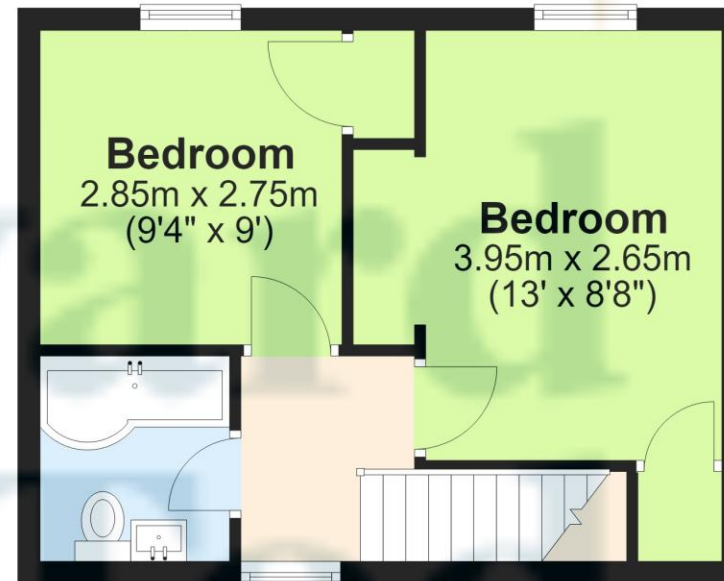
## Ground Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



Total area: approx. 58.7 sq. metres (631.6 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.