



**Hayward  
Tod**

**2 bed, 1 ensuite Detached House with study | The Barn | Chapel Burn | Low Row | Brampton**  
CA8 2LY  
**£395,000**





An appealing detached barn conversion beautifully positioned with private rear garden enjoying fine views across the Irthing Valley towards Hadrian's Wall. Attractive interior with character. Ground floor bedroom, shower room and study, master first floor bedroom with ensuite bathroom.

#### ACCOMMODATION SUMMARY

Hall | Living dining kitchen | Sitting room | Utility | Double bedroom two | Study | Shower room | First floor | Double bedroom one with ensuite bathroom | Pleasant gardens private at rear | Fine views | Mains water and electricity | Calor gas central heating, electric underfloor in parts | Private drainage to treatment plant | Council Tax Band - D | EPC rating - pending | Fibre to property | Freehold | Neighbour has right of way over entrance and driveway

#### APPROXIMATE MILEAGES

Hadrian's Wall UNESCO Site - Birdoswald Fort 4.3 | Brampton Town Centre 5.4 | M6 J43 12.7 | Carlisle Westcoast Mainline Station 14.7 | North Pennines AONB - Alston 18.9 | Solway Coast AONB - Bowness on Solway 28.6 | Lake District National Park - Caldbeck 28.5, Pooley Bridge Ullswater 36.1 | Newcastle Airport 42

#### LOCATION

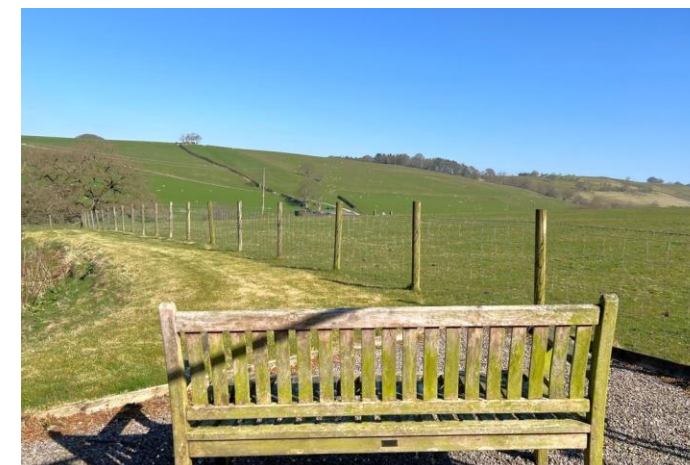
Superb setting near St Cuthbert, Nether Denton where a church has existed here since the 12th Century, on the site of a pre-Hadrianic Stanegate Roman Fort. The fort has never been systematically excavated but is judged to be of major archaeological importance. The area is noted for his natural beauty and historic interest, not least Hadrian's Wall UNESCO World Heritage Site. In terms of a amenity, nearby Lanercost with its impressive Abbey has a Tea Room with gift shop, a good primary school and cricket club. The market town of Brampton has a secondary school and good range of shops including a Cranstons Food Hall and Co-op. The regional centre Carlisle (via the A69) and the M6 are 20 minutes by car. Carlisle has an excellent café culture and a variety of

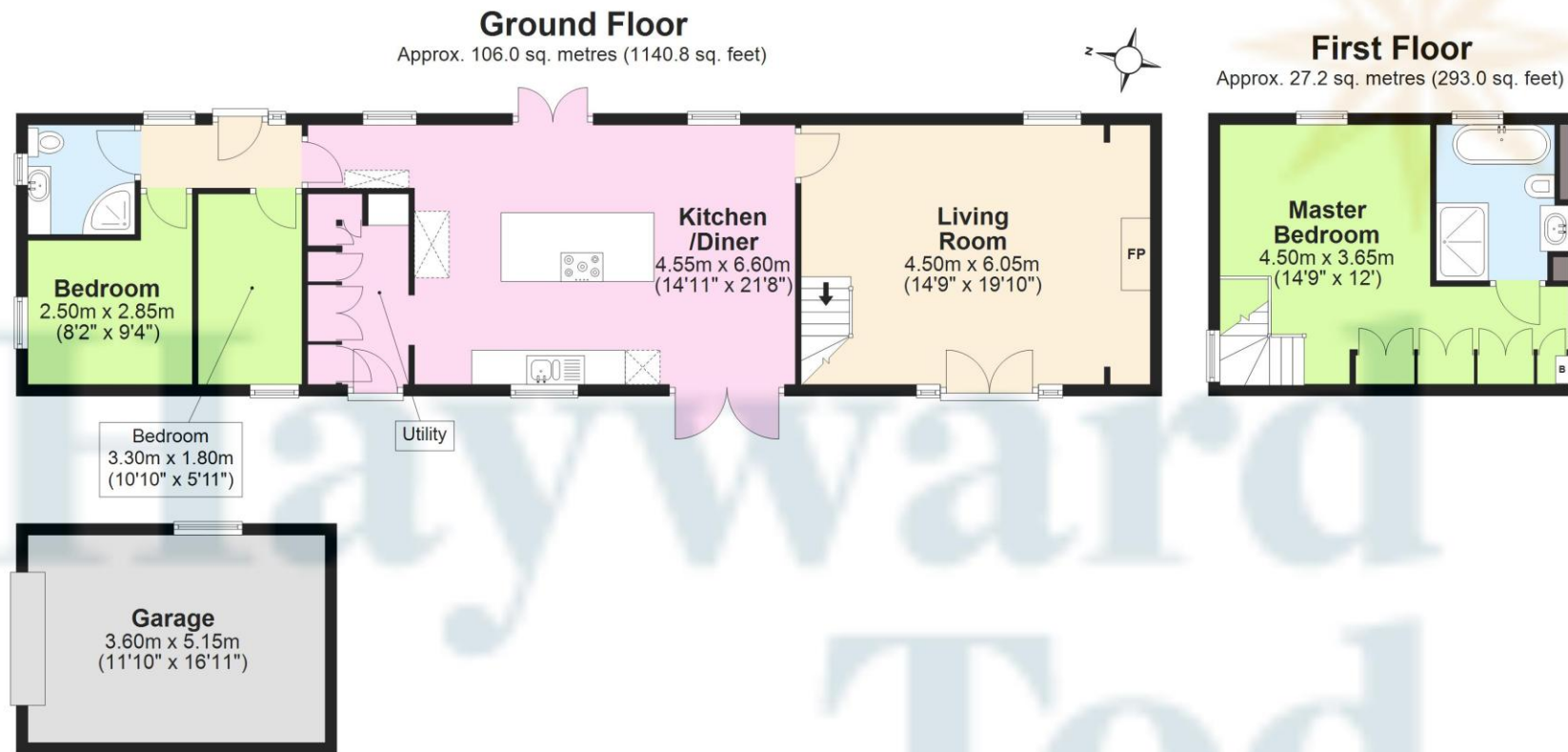


excellent restaurants and pubs. The city's mainline station serves London in around 3 hours 20 and many other direct services including to Newcastle, Penrith, Lake District, Edinburgh, Glasgow, Manchester and Birmingham. Hexham about 30 minutes by car, is a busy county town with an excellent range of amenities including Waitrose. Hexham Abbey is one of the earliest seats of Christianity in England. Newcastle International Airport is just 50 minutes by car.

### DESCRIPTION

An attractive detached property with character offered in good order having balanced accommodation and a wonderful setting above the River Irthing. The living space is excellent and includes an impressive sitting room dual aspect and open fireplace. French doors access a private patio and open to the garden and view. Stairs lead to the master bedroom which has windows to three elevations, fitted wardrobes and a contemporary ensuite bathroom. Back on the ground floor is a superb fitted kitchen which is generous in size having space to live and dine. A utility room is provided which has a door to the rear. There is a double, study and a modern shower room. The gardens compliment the property having lawned areas, vegetable plots and a detached garage.





Total area: approx. 133.2 sq. metres (1433.8 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.