



**Hayward  
Tod**

**4 bedroom House & adjacent 1 acre | Churchfield House | Roweltown | CA6 6LB**  
**Guide price £395,000**





An exciting opportunity comprising a substantial detached home and adjacent 1 acre paddock. Beautiful rural situation. William Howard school catchment.

#### APPROXIMATE MILEAGES

Brampton 9.5 | Carlisle 13.5 | A69 11 | Birdoswald - Hadrian's Wall 11 | Longtown 10 | Penrith - Lake District 33 | Newcastle International Airport 50

#### WHY ROWELTOWN?

Nestled within rolling countryside in a peaceful setting to the northeast of Carlisle and in between Hadrian's Wall and the Scottish border, the property remains accessible for travel in all directions as well as being with the catchment of the popular William Howard secondary school in the nearby market town of Brampton. A wonderful family home, there are also three primary schools within a short distance of the property as well as The Crossings Inn, pub and restaurant. Ideally suited for those looking for an escape from the hustle and bustle of city living the property is situated without near neighbours but just a little over 13 miles from Carlisle and under 10 miles from Brampton meaning that amenities are close to hand as required. For access to the north east, the A69 is a little over 11 miles away and Newcastle International Airport just over an hours drive.



#### ACCOMMODATION

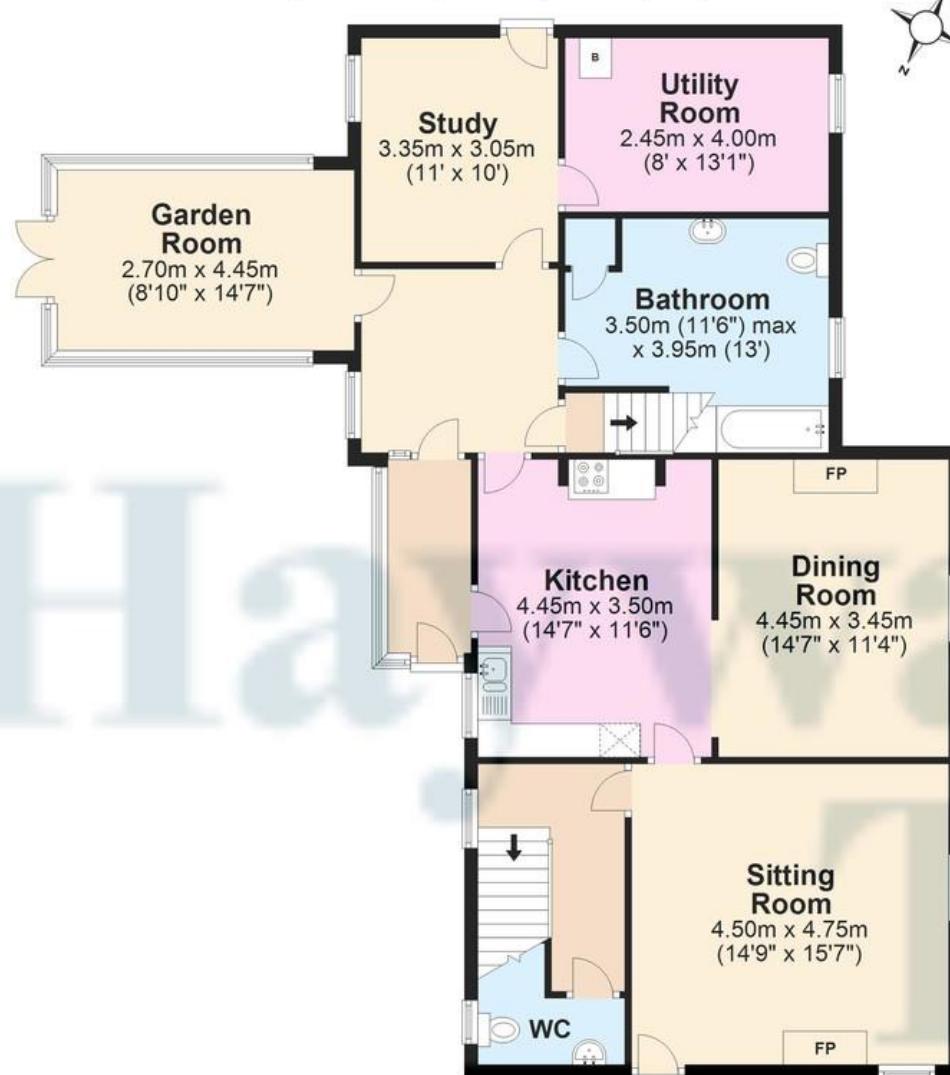
The spacious accommodation provides flexible family living with four double bedrooms to the first floor and an open plan kitchen creating a central hub to the living space on the ground floor where there is also a large living room, study, conservatory, pantry store and a generous family bathroom. It is however externally where the property comes in to its own. There is a diverse and interesting garden to the side of the property and an adjacent paddock with a large pond. Offered in good order throughout but with tremendous potential for the right buyer.

entrance porch | kitchen diner | study | living room | conservatory | family bathroom | inner hall | pantry | four bedrooms | parking | garden | pond | paddock | private drainage | oil fired central heating | EPC ? | council tax band ?



## Ground Floor

Approx. 125.5 sq. metres (1351.0 sq. feet)



## First Floor

Approx. 95.9 sq. metres (1031.9 sq. feet)



Total area: approx. 221.4 sq. metres (2382.8 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.