



**Hayward  
Tod**

**6 bedroom house & unconverted barn with planning | Townhead Road | Dalston | CA5 7PZ**

**£625,000**





A substantial landmark home in the centre of a superb village benefiting from a wide variety of amenities. Six beds. Detached double garage. Significant further potential.

Entrance hallway | study | living room | sitting room | second sitting room | open plan kitchen living with bi-fold doors | utility room & W.C. | second kitchen living space with Aga | rear hallway | pantry | W.C. | six double bedrooms | family bathroom | shower room | second family bathroom | large cellar | detached double garage | private rear garden | generous hardstanding parking | council tax band G | EPC D | partial double glazing | gas central heating | unconverted barn with planning

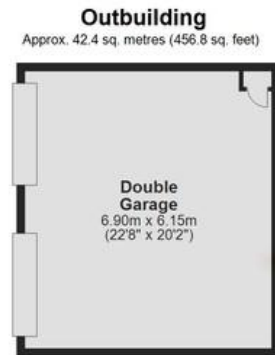
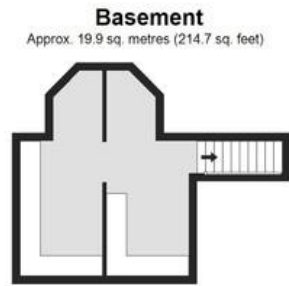
**APPROXIMATE MILEAGES** Carlisle 4 | M6 motorway 6 | Dalston station 0.3 | Penrith - North Lakes 18 | Keswick 25 | Newcastle International Airport 60

**WHY DALSTON?** Dalston benefits from a superb range of local amenities and is Carlisle's largest village. Conveniently located for access to the city centre, M6 motorway, west Cumbria via the A595/6 and the North Lake District the village. The village is also well connected with both bus and rail services in to Carlisle, with the railway station being on the Cumbrian West Coast line. The village benefits from both primary and secondary schools, as well as two pubs, Co-op, butchers, doctors surgery and a variety of local shops and other amenities. Situated close to the River Caldew there are a number of walks close by. The village is also ideally placed for those looking to explore the wider region, with the M6 motorway being just 10 minutes drive to the east and the popular Lake District village of Pooley Bridge on Ullswater being just 21 miles to the south. Carlisle, less than 10 minutes drive to the north has an extensive range of amenities as well as a rich and colourful history. The West Coast Mainline serves the city and means London Euston can be reached direct in a little over three hours or Glasgow/Edinburgh in a little over an hour.

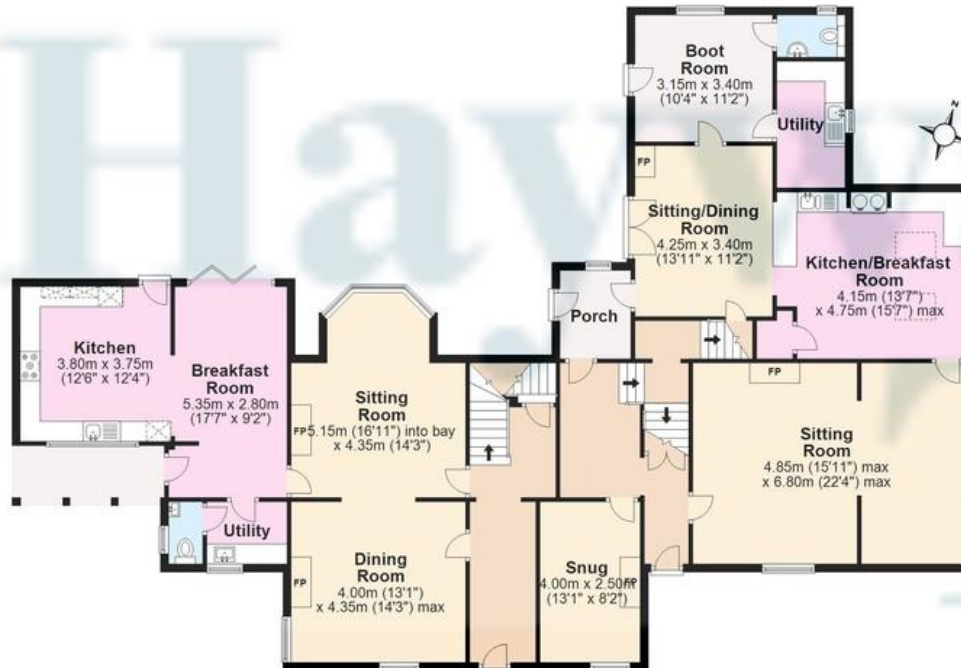


**ACCOMMODATION** Rarely do such substantial homes become available within the village and nor are they as centrally located as Dalston House. The extensive living accommodation offers significant scope for large single family occupation as well as multigenerational living if required. The property retains a wealth of period and original features with tasteful modernisation carried out by the current owners. The sprawling living space has previously been split in two but can readily be reinstated. To the ground floor is a modern kitchen, open to a dining area with bi-folding doors to the rear garden. At the opposite end of the property is a farmhouse style living kitchen with gas fired Aga and multi-fuel stove. In between these are three well proportioned reception rooms and a study. There is a generous cellar beneath the property. To the first floor are six double bedrooms and three bathrooms. The potential exists to make alterations to the first floor to and there are a number of opportunities to reconfigure to suit the buyer's individual wants and needs. To the rear of the property is a private south and west facing garden, which has the potential to be further extended in to the hardstanding parking area if so required. A detached double garage sits to the rear of the site and the rear boundary is a high sandstone wall. The driveway sweeps round from the side to the rear of the property and opens out to a generous parking area.





**Ground Floor**  
Approx. 209.3 sq. metres (2252.9 sq. feet)



**First Floor**  
Approx. 149.7 sq. metres (1611.4 sq. feet)



Total area: approx. 421.4 sq. metres (4535.8 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.