



**Hayward
Tod**

5 bedroom Detached House | Denton House | Low Row | Brampton | CA8 2LQ
Offers In Excess Of £400,000





Substantial, Grade II listed, period home with private enclosed rear garden and detached garage. Elevated position with commanding views northwards towards Scotland.

Inner hallway | Cloakroom W.C. | Kitchen | Dining room | Study | Living room | Pantry | Utility room | Five bedrooms | Bathroom | Shower Room | Integral garage store | Detached double garage | Enclosed rear garden | Off-road parking | EPC pending | Council tax band E | Oil fired central heating | single glazing | private septic tank drainage

APPROXIMATE MILEAGES - Brampton 3.5 | M6 motorway 10.7 | Hadrian's Wall Path 3 | Carlisle 12.5 | Newcastle International Airport 42.4

WHY DENTON HOUSE? - Most conveniently located for access both east and west across the north of England and being within easy reach of Hadrian's Wall, the North Lake District National Park and North Pennines AONB the property is perfectly placed to enjoy everything our region has to offer. The popular market town of Brampton is just a few minutes to the west and has an excellent range of amenities including both primary and secondary schools. The property itself is well connected for public transport with the main Carlisle to Newcastle bus route having a stop very close to the property. For those looking to utilise the property from a tourism perspective the Coast to Coast cycle route passes near the property as does the Hadrian's Wall Path. A little further afield the city of Carlisle offers a superb range of amenities and has the benefit of a station on the West Coast Mainline, meaning London Euston is able to be reached direct in just over three hours.



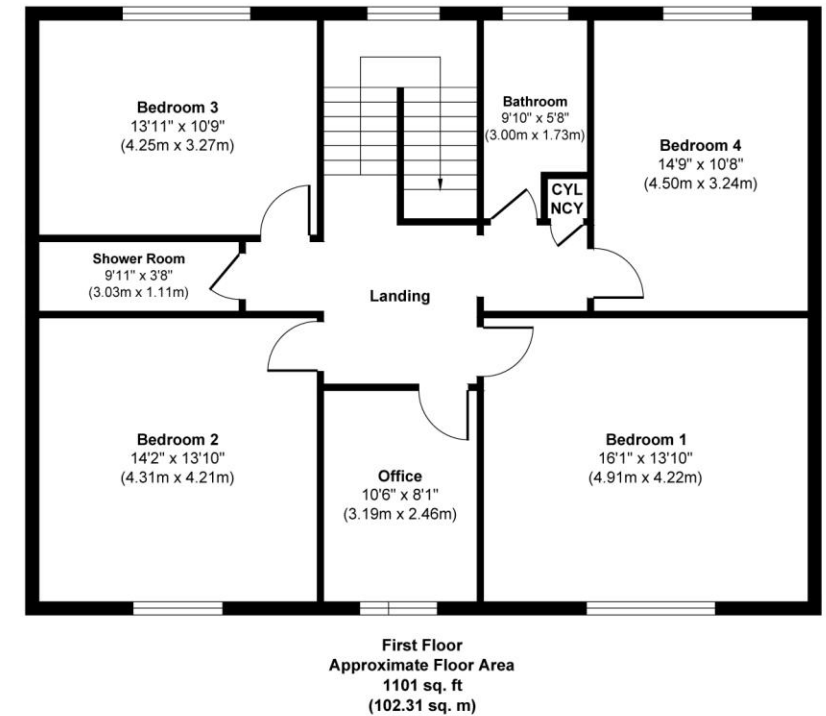
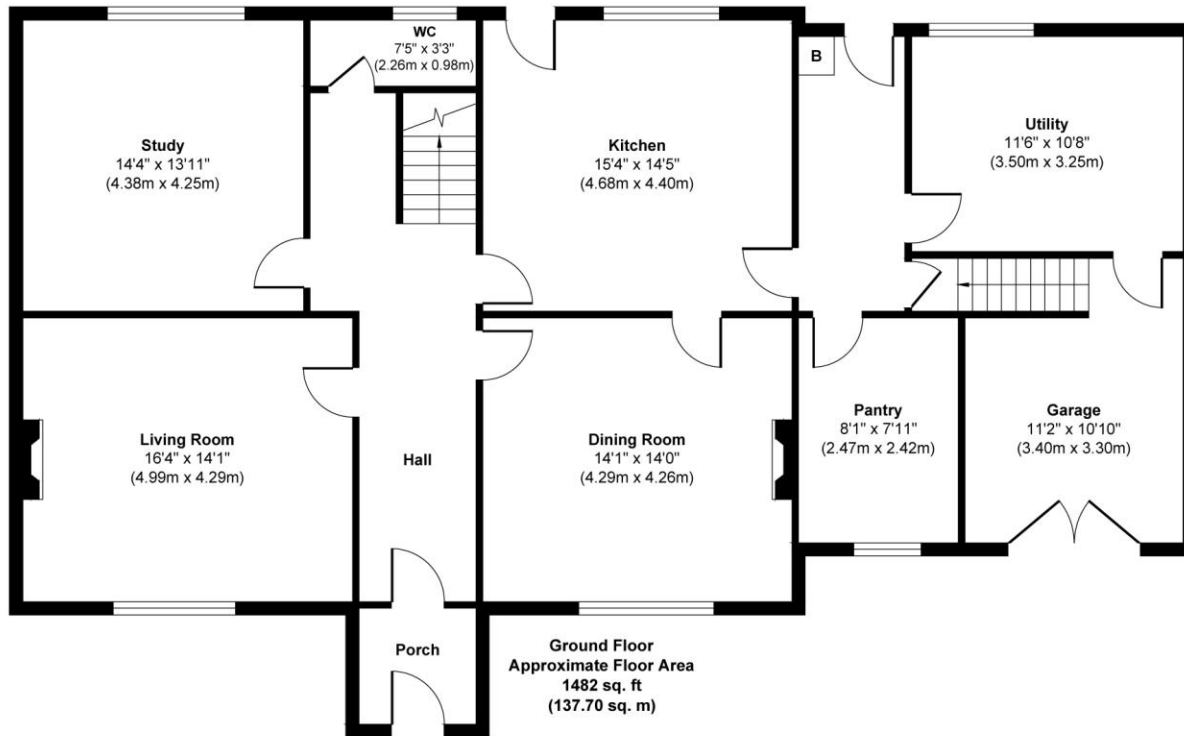
ACCOMMODATION - Offered in good order throughout the internal living accommodation is well balanced and in a traditional four square layout. To the front of the property are two beautifully proportioned reception rooms. One

being utilised as a living room and the other a dining room. To the rear is a large study/snug and a well appointed farmhouse style kitchen. From the kitchen there is a good sized pantry/cold store with original stone slabs, a rear hallway and large utility room. To the first floor are five bedrooms, four of which are large double rooms with the fifth being a comfortable single. They are all set around a spacious open landing which is flooded with light thanks to a large picture window on the stairs. There is a family bathroom and a second shower room. To the far end of the property is an attached garage store and interesting glazed space which has significant further potential if desired. Externally the property is afforded plenty of privacy and has a south facing garden. High walls and a gated entry add to the privacy and security. There is plenty of hard standing parking and a detached double garage. Lawns wrap round the rear and side of the property, where there is additional gated and walled access to the front, where the property sits back from the road behind a small lawn and low hedge.

Denton House would make a wonderful family home yet also offers income generating potential having been utilised as a guest house by previous owners. The side extension to the property also offers plenty of additional potential for development should the eventual buyer see fit.



Denton House CA8 2LQ



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.

