



**Hayward
Tod**

2 bedroom Barn Conversion | Brewery Cottage | Caldbeck | Lake District | CA7 8EW
Guide Price £325,000





A superb opportunity to acquire a riverside property in the heart of a desirable North Lake District village. Former commercial property now providing a great renovation prospect for residential use given its generous rear garden and riverside setting. Local occupancy clause applies.

ACCOMMODATION SUMMARY

Sitting room | dining room | kitchen | WC | two bedrooms | bathroom | store | off-street parking space | small lawned garden | generous rear riverside garden | oil fired central heating | mains drainage | EPC - E | council tax band - pending (awaiting change of use) | freehold

APPROXIMATE MILEAGES

Carlisle 13 | Keswick 16 | Penrith 16 | M6 motorway 12 | Dalston 9 | Newcastle International Airport 69

WHY CALDBECK?

A hidden gem on the northern edge of the Lake District National Park, Caldbeck has a thriving local community and a good range of local village amenities including Pub and shop. The village also has an active social scene and cricket club. Well placed for those wishing to access the Lake District the property is near equidistant to Carlisle, Penrith and Keswick, the village offers the best of rural living yet remains well connected.



ACCOMMODATION

Forming, as the name suggests, part of a former brewery, the property is currently configured in an upside down layout with the living accommodation, WC and kitchen on the first floor. The ground slopes away at the rear to a large riverside garden. Access to the garden is from one of the two ground floor bedrooms. There is also a bathroom on the ground floor. A side door from the parking area leads into the kitchen, where the stairs to the lower level are also located. Accessed from the rear garden is a large locked store room, which has the potential, subject to obtaining

the necessary permissions, to be integrated in to the living accommodation. To the far end of the property at road level, is a small lawned garden, but the real highlight is the generous riverside garden to the rear of the property, offering a peaceful southwest facing haven to escape to. The property would benefit from a programme of cosmetic modernisation and represents a superb opportunity to secure a home within a sought-after Lake District village.



Upper Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



Lower Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



Total area: approx. 101.5 sq. metres (1092.5 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.