



**Hayward  
Tod**

**4 bedroom Barn Conversion | Oaklands Barn | Cardewlees | CA5 6LG**  
**Guide Price £385,000**







Superb modern conversion. Three/four bedroom. Three bathroom (one en-suite). Characterful living room. Modern open plan kitchen dining. Convenient location to the west of the city.

entrance hallway & stairs | ground floor en-suite bedroom | ground floor bathroom | dining kitchen | living room | ground floor bed 2 | utility room | first floor shower room | two first floor bedrooms | driveway parking | lawned garden | double glazing | gas central heating | underfloor heating | private drainage | EPC C | council tax TBC

#### APPROXIMATE MILEAGES

Dalston 1.7 | Carlisle 4.2 | Thursby 1.2 | Penrith - North Lakes 20 | Keswick 25 | Newcastle International Airport 63

#### LOCATION

Conveniently located just a short distance to the west of Carlisle, well placed for access to Dalston, Thursby and the A595/6 for west Cumbria. Dalston offers a superb range of amenities including both primary and secondary schools. For those wishing to explore the wider area, the northern and western Lake District can be reached by car in less than 30 minutes. West Cumbria and the Solway Coast are also on the doorstep. The Carlisle by-pass, providing a fast link to the M6 motorway is also just a very short drive away.

#### ACCOMMODATION

Part original period property and part new build the living space benefits from a modern feel whilst retaining character within the main living area. The layout is such that it can be lived in on a single level, with an impressive en-suite master bedroom on the ground floor. An additional bathroom and double bedroom/study are also on the ground floor. A large kitchen diner with high ceilings is a wonderful modern space. The kitchen, with a range of integrated appliances has a large island with breakfast bar seating. The kitchen is open to an impressive and well





proportioned living room, retaining plenty of character thanks to exposed beams and stonework. There is a large feature fireplace to one end. A useful utility room space completes the ground floor. The first floor comprises two good double bedrooms and a modern bathroom. To the front of the property is a large gravel driveway and a sizable expanse of lawn.





Total area: approx. 173.3 sq. metres (1865.5 sq. feet)

**Contact**

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtdod.co.uk  
haywardtdod.co.uk

**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.