



**Hayward
Tod**

6 bed, 3 ensuite Detached House | Old Rectory | Low Row | Brampton | CA8 2LY
Guide Price £950,000





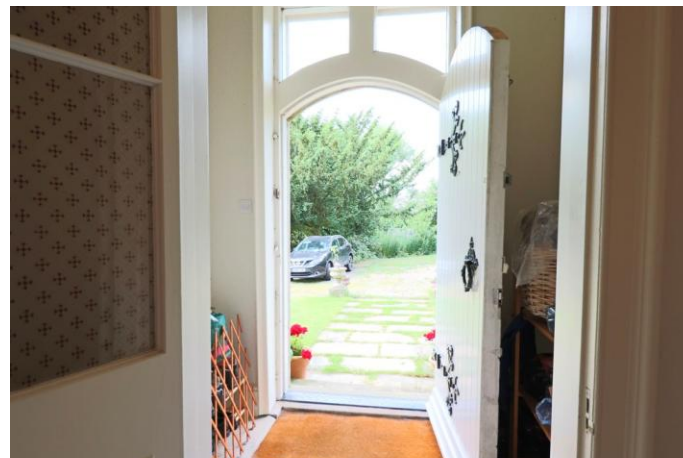
A substantial period dwelling circa 1872 beautifully set in private 2 acre grounds. 6 bed. 3 ensuite. Well balanced, generous accommodation around 4,000 sq. ft.

APPROXIMATE DISTANCES IN MILES

Lanercost Priory 3.7 | Hadrian's Wall Birdoswald Fort 4.5 | Brampton 5.2 | M6 J43 12.5 | Central Carlisle West Coast Mainline 14.7 | North Pennines AONB Alston 19 | Solway Coast AONB Bowness on Solway 28.5 | Lake District National Park - Caldbeck 28.3, Ullswater Pooley Bridge 36 | Newcastle International Airport 42.5

ACCOMMODATION SUMMARY

Vestibule | Hall and Stairs | Access to cellar | Sitting room | Dining room | Family room | Breakfast kitchen with Aga | Rear hall and backstairs | Cloakroom | Pantry | Utility | First floor main landing and inner landing | Stairs to attic store | Double bedrooms one, two and three all with ensuite shower rooms | Double bedrooms four, five and six | Family bathroom | Two acre site | Sweeping private drive | Additional access from lane via right of way | Stone garage and stores | Mains water and electricity | Private drainage | Oil central heating | Energy Performance rating - D | Council Tax Band - F | Freehold | Ultra fast fibre broadband to premises



LOCATION

Superb setting above the River Irthing adjacent to St Cuthbert, Nether Denton. A church has existed here from the 12th Century, on the site of a pre-Hadrianic Stanegate Roman Fort. The fort has never been systematically excavated but is judged to be of major archaeological importance. The area is noted for his natural beauty and historic interest, not least Hadrian's Wall UNESCO World Heritage Site. In terms of amenity, nearby Lanercost has a Tea Room with gift shop, a good primary school and

cricket club. The market town of Brampton has a secondary school and good range of shops including a Cranstons Food Hall and Co-op. The regional centre Carlisle and the M6 are 20 minutes by car. Carlisle has a growing café culture a variety of excellent restaurants. The city's mainline station serves London in around 3 hours 20 and many other direct services including to Newcastle, Penrith, Lake District, Edinburgh, Glasgow, Manchester and Birmingham. Newcastle International Airport is just 50 minutes by car.

DESCRIPTION

Old Rectory is an impressive dwelling tucked away within its own private grounds approached via a treelined drive. The property is generous in size and offered in excellent order having been fully modernised and upgraded in the last few years by the current owners. For a property of around 4,000 sq. ft the D rated EPC is testament to this. The property has a wonderful feel and sense of calm and all the rooms enjoy either a sylvan or rural aspect. The living space is excellent with all rooms being well proportioned and fit for purpose. The sitting with its bay window and adjacent dining room are bright south facing rooms with a pretty outlook. The large family room is perfectly placed opening into the breakfast kitchen. The kitchen is a fine space which has a window with shutters looking out to the rear courtyard. A 4 oven Aga creates the perfect ambiance. As with houses of this stature the rear hall has a second staircase and provides access to a good utility room, pantry, boot room and cloakroom.

The first floor accommodation is superb. There are six double bedrooms, 3 ensuite and family bathroom. The large master bedroom has a good ensuite shower room with two windows. The room has a bay window to the south and enjoys a pleasant open aspect. The second large double also faces the south. Bedroom three has a westerly aspect and ensuite shower room. Bedroom four is a large



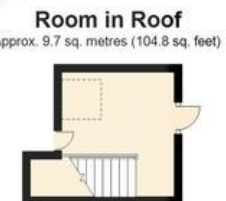
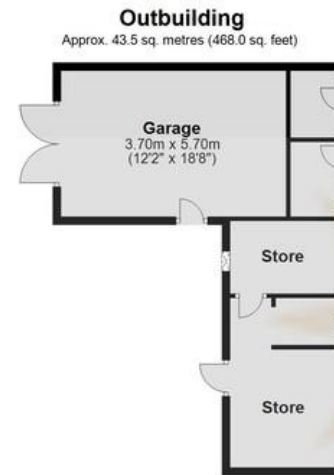
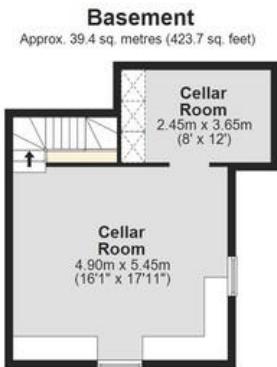
room which would make a wonderful playroom. The family bathroom is off the second landing, sitting between bedrooms five and six. Stairs lead to a loft area that has been thoughtfully created to provide access to the roof for maintenance.

OUTSIDE

Delightful private grounds with many established trees provide a beautiful environment and a haven for wildlife. The main drive rises up to the property and an area of parking. Terraced lawns face the south (front) and west. The enclosed rear courtyard has a stone and slated garage and two stores. Of interest the property has a right of way providing a second access point from a side lane that also serves a neighbouring property. From the rear garden there are wonderful views over the River Irthing Valley towards Hadrian's Wall.







Total area: approx. 458.4 sq. metres (4934.3 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.