



**Hayward
Tod**

4 bedroom detached house in c.7 acres | Batt House | Crosby-on-Eden | Carlisle | CA6 4RA
Guide Price £780,000





A rare and interesting opportunity to acquire a detached period home within c.7 acres with a range of outbuildings and barns. Significant further potential in a peaceful yet accessible rural setting.

entrance hallway | utility | W.C. | kitchen | garden room | sitting room | snug | master bedroom with en-suite | three further bedrooms | family bathroom | large garden | courtyard | two large detached barns | agricultural shed | two paddocks | woodland and pond | c. 7 acres in total | EPC F | council tax band F

APPROXIMATE MILEAGES

Crosby on Eden village centre 1.3 | M6 motorway 4.5 | Carlisle 6 | Newcastle International Airport 52

WHY CROSBY ON EDEN?

A popular village on the eastern outskirts of Carlisle, with a good primary school, village hall and Pub. Batt House sits just beyond the village and within walking distance of the renowned Eden Golf Club. The property occupies a peaceful rural site and overlooks its adjacent paddocks. The wider area remains within easy reach as the main road network including the M6 and A69 are just a few minutes drive by car. Further beyond, Hadrian's Wall, the Lake District National Park and the Solway Coast are all within 30 minutes.

ACCOMMODATION

The spacious living accommodation has an impressive farmhouse style kitchen as its focal point with a large island in the centre of the space. The kitchen is flanked by a wraparound garden room providing dining and living space and also access to the garden. There is also a living room which leads through to a cosy snug. The central hall in the property runs front to back and also provides another access door to the garden. There is a good size utility room and W.C. On the first floor an impressive master suite



enjoys views over the adjacent paddocks and has built in wardrobes and an en-suite bathroom complete with freestanding roll top bath and shower. There are three further bedrooms, all of which are a good size and a modern bathroom with shower over the bath. The internal accommodation has a great deal of character throughout but it is perhaps externally where the property really comes in to its own. Approached via a lane to an electric gated driveway which leads through to a large courtyard surrounded by the house and an assortment of barns and outbuildings; all of which offer significant potential for the right buyer. The adjacent paddocks would suit equestrian use or for those looking for a smallholding type set up. The two paddocks are flanked by woodland which contains a large pond. The barns currently just provide storage but offer excellent potential for development. There is also a large agricultural shed.

In short, Batt House represents an exciting opportunity for the right buyer to further develop the outbuildings and utilise the adjoining acreage.





Total area: approx. 242.6 sq. metres (2610.9 sq. feet)

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.

Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

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