



**Hayward
Tod**

3 bedroom Detached House | Jacks Mill | The Grange | Ivegill | CA4 0PE
Guide price £475,000





An outstanding modern barn, built in 2003, within a small development of similarly interesting homes. Good living space. Detached double garage. Balcony and low maintenance garden.

entrance and stairs | dining room | breakfast kitchen | living room | balcony and external stairs | en-suite master bedroom | family bathroom | two further double bedrooms | driveway parking | detached double garage | solar thermal | low maintenance garden | private drainage | EPC D | council tax band E | £660pa maintenance charge | freehold

APPROXIMATE MILEAGES

Carlisle 9 | Penrith 12 | M6 J42 8 | Newcastle International Airport 65

WHY IVEGILL?

Situated at the entrance to The Grange development on the fringe of the village, Jacks Mill is an impressive modern home built to resemble a barn conversion. Ivegill is a pleasant village between Carlisle and Penrith and benefits from a primary school and church. The wider region is easily accessible thanks to the close proximity of both Carlisle, Penrith and the M6, despite this the village retains a wonderful peaceful rural feel.

ACCOMMODATION

The internal accommodation is configured in an upside down layout and despite being a modern build has a great deal of character. The plot is unusual in that it features a hard landscaped rear garden and a more wild area with a small bridge crossing a beck. The upper floor of the property houses a modern dining kitchen and an open dining area as a central hub. There is a living room, with stove, which has doors out to a covered balcony overlooking the beck. Steps lead down from here to the terraced patio areas at the rear of the property. On the ground floor there are three double



bedrooms, with the master having a modern en-suite shower room with electric underfloor heating .There is also a family bathroom with both bath and shower. Externally the property occupies a surprisingly generous plot and has a wonderful terraced garden to the rear as well as the mature planted area either side of the beck. The detached double garage sits opposite the property and provides good storage, having both water and power, with ample paved parking in front. There is also additional visitor parking within the development.





Total area: approx. 140.0 sq. metres (1507.2 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.