



**Hayward
Tod**

6 bedroom Detached House | Alstonby Hall | Westlinton | Carlisle | CA6 6AF
Guide Price £850,000





A fine Grade II Listed detached home of architectural interest including superb annex/holiday cottage set in private grounds in all around 2.9 acres. A wonderful home with further potential. Excellent location handy for the M6, Carlisle and the Borders, Hadrian's Wall and Lake District.

ACCOMMODATION SUMMARY

hall and stairs | drawing room | morning room | living room | dining room | study | breakfast kitchen | cloakroom | rear lobby access to cottage/self contained ground floor annex | first floor landing | front double bedroom one | rear double bedrooms two and three | front single bedroom four | bathroom | annex - sitting room | dining room | kitchen | double bedroom one with ensuite shower room | bedroom two | bathroom | extensive gardens | paddock | fishing rights | house council tax band - F | cottage commercial rated - exempt | mains water and electricity | private drainage to septic tank | Biomas heating | freehold

APPROXIMATE MILEAGES

M6 J44 3.7 | Central Carlisle - West Coast Mainline Station 6.7 | Solway Coast AONB - Bowness on Solway 17.4 | North Pennines AONB - Alston 28.3 | Lake District National Park - Caldbeck 20.5, Ullswater Pooley Bridge 30.9 | Newcastle International Airport 55

LOCATION

Beautifully set in a private and accessible rural location convenient for the M6, Carlisle and Brampton. Enjoying open views at the rear. Regional centre Carlisle has a great café culture and an excellent variety of bars and restaurants. The main retail shops are based around a pleasant pedestrianized area. The station serves London in around three hours twenty minutes and other direct links to Newcastle, Edinburgh, Glasgow, Manchester and Birmingham. The nearby M6 provides good accessibility for travel including the M74 for Glasgow and Edinburgh.



DESCRIPTION

Alstonby Hall is a wonderful property built in the early 19th century as a single story shooting lodge. A double story extension was added later. The Grade II Listing is testament to the property's architectural interest and great character. The pillared entrance to the original lodge is most impressive has are the pale sandstone elevations and ornate windows. The property is generous in size being around 5,000 sq. ft and comprises a fabulous and generous 2 bed, 2 bath annex/holiday cottage which is income producing and a large 4 bed house. It is independent yet also accessible to the house if required. The main house does not disappoint either having splendid reception rooms with fine features including ornate plastered ceilings. The breakfast kitchen has an Aga and the house has plenty of options for those that wish to work from home. The expansive gardens complement the property so well and the moment you approach via the sweeping tree lined drive it is clear that this is an individual property of merit. Set within extensive grounds totalling 2.9 acres and including a small paddock the property also benefits from fishing rights on the nearby River Lyne.

Alstonby Hall is a charming and special place to live in. The property is as we have described versatile and has served the current owners well as a home and income generating investment. The property has more potential and will require some further upgrading to bring out the best in the long term. Viewing is certainly advised to appreciate all that is on offer.



Basements

Approx. 101.1 sq. metres (1088.7 sq. feet)



First Floor

Approx. 119.8 sq. metres (1289.4 sq. feet)



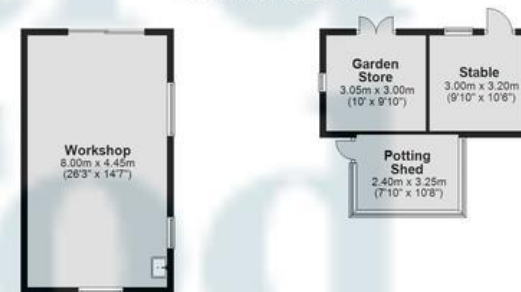
Ground Floor

Approx. 365.6 sq. metres (3935.5 sq. feet)



Detached Outbuildings

Approx. 62.8 sq. metres (675.8 sq. feet)



Total area: approx. 649.3 sq. metres (6989.3 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

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