



**Hayward  
Tod**

**5 bedroom Detached House | High Meadow | Bridge End | Dalston | CA5 7BJ**  
**£650,000**





A wonderful 5 bed detached family home set in a generous 0.4 acre garden site. Beautifully located on the fringe of an excellent village handy for Carlisle, M6 and Lake District. Further potential.

#### ACCOMMODATION SUMMARY

entrance hall and stairs | cloakroom | study/gym | sitting room | dining room | fitted breakfast kitchen | garden room | utility room | first floor landing | generous main bedroom | four further double bedrooms | contemporary bathroom | modern shower room | separate WC | large garden | ample parking | council tax band - F | EPC D | all mains services | gas central heating | freehold

#### APPROXIMATE MILEAGES

Village Square 1 | M6 J42 5.3 | Central Carlisle - Westcoast Mainline Station 5.6 | Lake District National Park - Caldbeck 7.7, Ullswater Pooley Bridge 22, Keswick 22.8 | Solway Coast AONB - Bowness on Solway 15.8 | North Pennines AONB - Alston 30 | Newcastle International Airport 61.4

#### WHY DALSTON?

Pleasantly situated off a quiet private lane and an easy walk to the centre of the village . Dalston has a superb range of amenities including primary and secondary schools, and Lime House Independent Day and Boarding School. The village hall is located along The Green and a CoE Church is in the village square. An excellent range of shops includes a butchers, Coop, coffee shop, takeaways, chemist and PO. There are two pubs. One in the square and a second most conveniently situated just a 3 minute walk. The village also has a good medical practice and veterinary surgery. Dalston also benefits from bus and rail services. The village is well placed for the regional capital Carlisle which has a mainline station, good café society and an excellent range of bars and restaurants.



### ACCOMODATION

High Meadow is an impressive 5 bed detached property offered in good order having impressive living space including a beautiful, bright and sunny garden room. The modern breakfast kitchen has a dual private aspect to the front and rear. The kitchen is open into the garden room making it a wonderful place for family and friends to gather. The aspect from the dining room and sitting room is private. The sitting room has an open fireplace. There is a study and well sized utility room. The property has been well maintained and was reroofed 3 years ago. The bedrooms and a modern bathroom and shower room are all located on the first floor. All the bedrooms have large windows providing both light and a pleasant outlook.

### OUTSIDE

Generous 0.4 acre plot with ample parking to the side. Shed and log store. Large rear lawned garden with south easterly aspect. A generous low maintenance deck accessed from the sun room provides a private area for alfresco living.





Total area: approx. 227.1 sq. metres (2444.9 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.