



**Hayward
Tod**

3 Bed Semi-Detached Cottage | Greenside Cottage | Talkin | CA8 1LE
Offers In Excess Of £250,000





A charming 3 bed cottage beautifully set in the centre of a lovely village above Talkin Tarn convenient for the fells, Brampton and Carlisle. Loads of character. Sitting room. Dining kitchen. Easy to maintain enclosed yard with stores. Superb village home or excellent holiday cottage/Airbnb.

APPROXIMATE MILEAGES

Brampton Golf Club 1.2 | Talkin Tarn Country Park 1.7 | Brampton 2.9 | Central Carlisle - Westcoast Mainline Station 9.8 | North Pennines AONB - Alston 17.8 | Lake District National Park - Caldbeck 23.5, Ullswater Pooley Bridge 26.5 | Newcastle International Airport 47.8

ACCOMMODATION SUMMARY

Vestibule | hall | sitting room | Dining kitchen | shower room | first floor landing | front double bedroom one with large ensuite bathroom | front double bedroom two | rear double bedroom three | attractive forecourt | gates to yard with three stores | garage | council tax band - D | EPC rating - F | oil central heating | freehold

LOCATION

Superbly located in the heart of the village opposite the green and public house. Talkin is beautifully set amongst rolling Cumbrian countryside adjacent to the fells and within walking distance of Talkin Tarn Country Park. The Tarn is a wonderful facility offering boating and rowing and a lovely walk of just over a mile around the lake edge. Nearby Brampton has a great range of shops including a Cranstons Food Hall and Co-op. Brampton Golf Club is near the Tarn and there is a station on the Carlisle/Newcastle railway. Easy access for A69 and M6 at Carlisle junctions 43 and 44. Carlisle has a great café society and a good range of restaurants and pubs. The Westcoast Mainline connects direct to London in around 3 hours 20 minutes. There are many other direct services including to Glasgow, Edinburgh, Manchester and Birmingham. The beautiful Eden Valley and Hadrian's Wall are on the doorstep and there is easy access



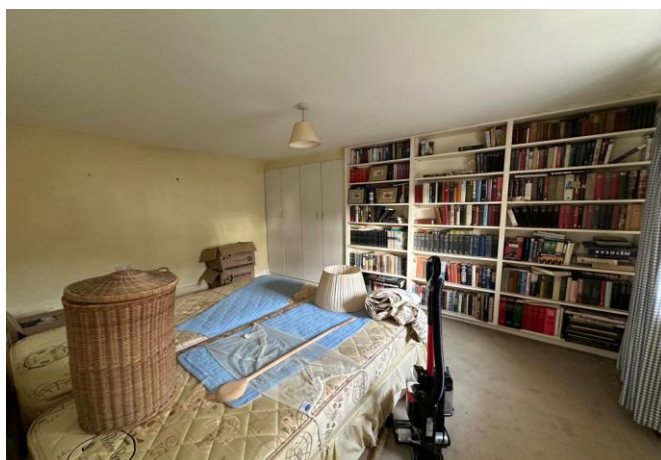
for The Lake District and Solway Coast.

DESCRIPTION

Greenside is a charming cottage with a traditional feel and loads of character. There is a spacious central hall and attractive living space including a sitting room and dining kitchen. The sitting room has an open fireplace and built-in chimney side cupboards and shelving. The kitchen has a timber floor and range of modern fitted units with stylish granite worktops. The dining area looks out over the forecourt to the village centre. The stair lobby at the rear accesses a modern shower room. On the first floor are three double bedrooms, one having a large ensuite bathroom and dressing area.

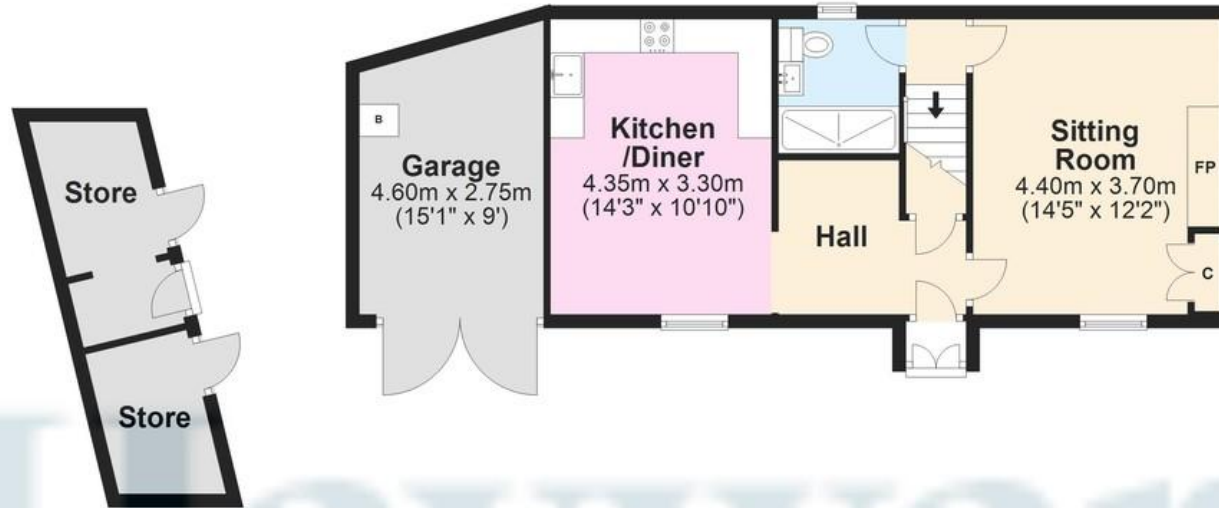
OUTSIDE

Pretty south facing forecourt garden enclosed by low stone wall and railings. Double gates provide vehicular access to a small flagged yard with traditional stone and slated stores. A small garage is provided. The garden is low maintenance and suits those who enjoy getting out into the countryside and is ideal for a lock up and leave holiday cottage.



Ground Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.7 sq. feet)



Total area: approx. 122.8 sq. metres (1321.8 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.