



**Hayward
Tod**

2 bedroom Cottage | Dale Cottage | Talkin | Brampton | CA8 1LE
Guide Price £169,000





A charming 2 bed cottage with modern fitted breakfast and bathroom well located within a pretty village close to Talkin Tarn. Lovely village home or ideal holiday cottage. Excellent location with easy access to the fells, convenient for Eden Valley and Brampton.

ACCOMMODATION SUMMARY

Entrance into sitting room | Fitted breakfast kitchen | First floor landing | Front double bedroom one | Rear single bedroom two | Bathroom | Small open patio garden | On street parking | Mains water, electricity and drainage | LPG central heating | Council Tax Band - B | EPC - G | Freehold

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

LOCATION

Superbly located in the heart of a desirable village close to 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

Attractive stone cottage providing well presented accommodation with manageable patio garden. Offered in good order throughout the property has a lovely sitting room with oak flooring and stairs to first floor. The kitchen has a range of modern fitted units and space for dining. There are window to two elevations and a door to the south facing patio. On the first floor are two bedrooms and a modern bathroom.

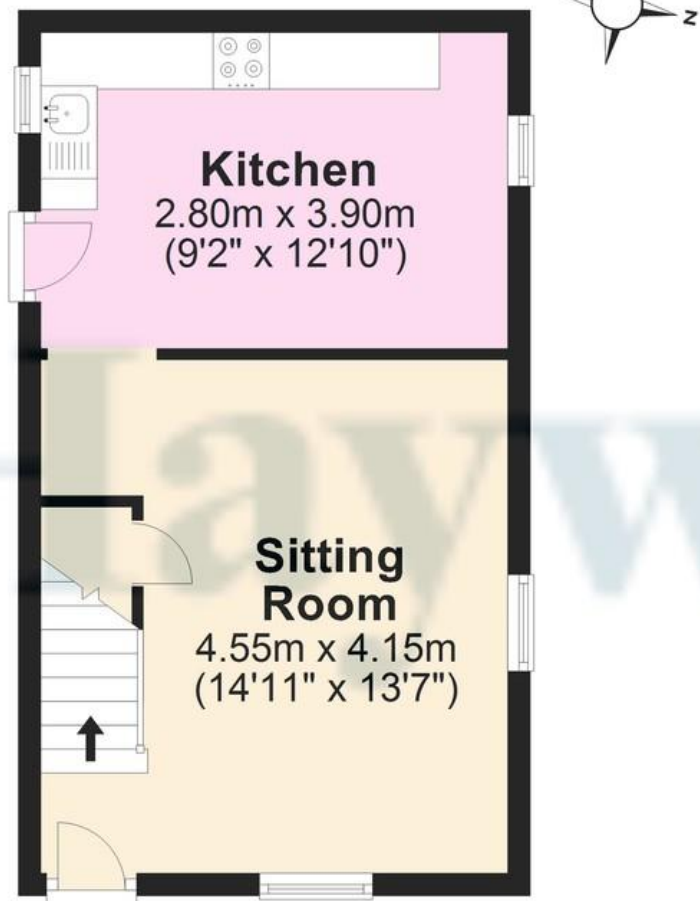
OUTSIDE

Right of way over side lane to back door and a small open garden area incorporating a shed with power. Other neighbours share the use of this lane. On street parking.



Ground Floor

Approx. 30.2 sq. metres (325.3 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.5 sq. feet)



Total area: approx. 61.5 sq. metres (661.8 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.