

Oriel House

HAYTON | BRAMPTON | CUMBRIA



FINEST
PROPERTIES



A substantial modern detached house with tasteful,
quality internal finish, nestled in a private and
quiet position

Brampton 3.1 miles | M6 J43 4.8 miles | Carlisle City Centre 8.0 miles | Penrith 23.0 miles
Newcastle International Airport 49.1 miles | Newcastle City Centre 54.0 miles





Accommodation in Brief

Entrance Hall | Cloakroom/WC | Dining Room | Study | Kitchen/Family Room | Utility Room | Pantry | Sitting Room | Garden Room | Boiler Room
Principal Bedroom with Dressing Room & En-suite Shower Room
Guest Bedroom with Dressing Room | Two Further Bedrooms
Family Bathroom

Double Garage | Paved Driveway | Lawn | Two Patios | Vegetable Bed







The Property

Garth House is an impressive family home situated within a private cul-de-sac on the edge of the delightful village of Hayton, perfectly positioned for easy access to local amenities and to make the most of all that the fantastic Cumbrian countryside offers from the doorstep. The accommodation is arranged across two floors and several different levels, with lovely large living spaces sweeping across the ground floor, and four spacious bedrooms to the upper floor. High specification finish, contemporary colour palettes, immaculate presentation and generous rooms offer clean, bright and airy, yet welcoming, modern living.

The front door opens into a large, light hall with an open staircase leading up on either side, creating a grand entrance. Tucked off to the right is a handy downstairs cloakroom and WC and between the two flights of stairs, a door leads into a very pleasant formal dining room with ample space for a large table and chairs. Also on this level is a good-sized study with built-in storage cupboard.

Back in the hall, up the first staircase to the left is the stunning kitchen with striking wall and floor tiles and fitted with a range of modern units in beautiful contemporary colours, polished contrasting granite and wooden worktops, integrated appliances and an impressive SMEG range cooker with induction hob. The immaculate family room open to the kitchen has a stone feature fireplace with log burner effect gas fire and is the perfect snug area. Adjoining the kitchen is a large utility room providing further work space and storage, and plumbed for laundry, and beside this is a fantastic walk-in pantry with floor-to-ceiling shelving. From here, double doors lead directly out into the garden.

Back to the hall, down a set of stairs to the right and through glazed double doors is the gorgeous sitting room with a carved wooden fireplace and coal burner effect gas fire, double windows displaying lovely garden views and further glazed doors into a wonderful garden room, truly bringing the outdoors in. Beside the sitting room is the boiler room; the control centre of the house.

Back to the hall and this time up the stairs to the right, is the relaxing principal bedroom. An archway leads through into a dressing area with fitted wardrobes and then on into a smart en-suite shower room with double size walk-in shower and dual sinks. Two further double bedrooms, one with built-in wardrobes, and the luxuriously appointed family bathroom with bath and separate double size walk-in shower, can be found up another short set of steps from the landing. The final flight of stairs leads to the double guest bedroom with a door off it into another large room, that could be a dressing room, play room or store room. Cupboard doors lead into eaves storage.







Externally

The impressive approach to Garth House is through double gates and up a paved driveway with parking for several vehicles. A detached double garage offers further parking or storage. The gardens wrap around the house with a large lawn surrounded by bright, planted borders off the garden room, and two patio areas for outdoor entertaining and al fresco dining; perfect for barbequing. There is also an area perfect for growing vegetables. Bordered by mature trees and fences, the gardens feel enclosed, peaceful and private.

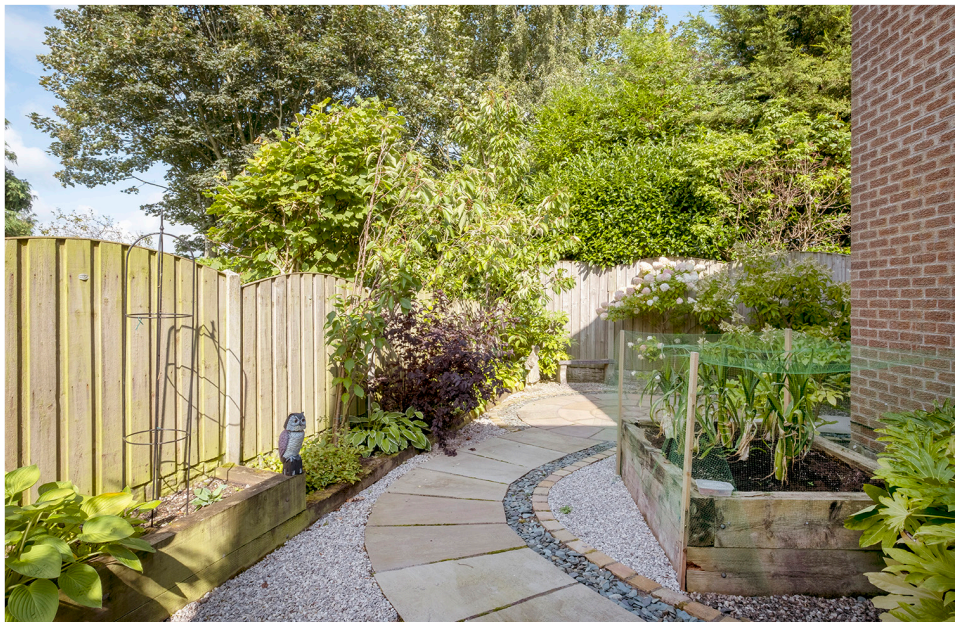




Local Information

Hayton is a picturesque and popular village which offers a local primary school together with a traditional local pub, nearby farm shop with tea rooms and a swimming pool. The vibrant market town of Brampton is close by and offers excellent local amenities with a good range of shops, Post Office, chemist, hairdresser, art gallery, GP practice and dental surgery. The highly rated William Howard School offers secondary education. The surrounding countryside offers excellent walks at nearby Talkin Tarn Country Park and Gelt Woods which is an RSPB nature reserve. Carlisle is within easy reach and offers a comprehensive range of social, leisure, retail and cultural opportunities and an attractive pedestrian area, along with an impressive cathedral and castle.

Garth House is well positioned for public transport, access to surrounding villages and the M6 for onward travel north and south, while the A69 provides easy access to Newcastle in the east. There is a rail station in Brampton which offers cross-country services between Newcastle and Carlisle, while the station in Carlisle provides excellent main line services to major UK cities north and south.



Floor Plans

Ground Floor



First Floor



Total area: approx. 312.1 sq. metres (3359.9 sq. feet)

Directions

From the M6, leave the motorway at Junction 43 and take the A69 eastward towards Newcastle. Follow the A69 for 4.8 miles, passing through Corby Hill and continuing onwards. After 4.8 miles, take the right turning signposted to Hayton onto Brier Lonning. Continue for 0.4 miles in to Hayton, then at the T-junction turn right. At the next junction, bear off to the right and the entrance to Garth House is immediately on the right-hand side.

If travelling from the east, from the Brampton Bypass roundabout take the turning onto the A69 towards Carlisle. Follow the A69 for about 0.9 miles and turn left onto Hayton Lane End (at the Lane End Inn). Continue for 0.8 miles in to Hayton, then at the T-junction turn right. Follow this road for 0.2 miles, past The Stone Inn and at the next junction, bear off to the right and the entrance to Garth House is immediately on the right-hand side.

Google Maps

what3words



///parks.starters.swordfish

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas, water and drainage. Gas fired central heating. Solar panels.

Postcode

Council Tax

EPC

Tenure

CA8 9HL

Band G

Rating C

Freehold

Viewings Strictly by Appointment

T: 015394 68400

E: cumbria@finestgroup.co.uk







Finest Properties

cumbria@finestgroup.co.uk

finestproperties.co.uk

*Specialists in the marketing
of distinctive property*

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.