



**Hayward
Tod**

4 bed, 3 bath Detached House | Applegarth | Hayton | Brampton | CA8 9HT
Guide Price £635,000





A charming period dwelling with delightful private rear garden beautifully located within the heart of a desirable village near Brampton. Generous, attractively presented accommodation in excess of 2,000 Sq. ft. Convenient for Carlisle, M6, Eden Valley and Lake District.

ACCOMMODATION SUMMARY

Entrance lobby and stairs | Study | Lounge | Sitting room | Dining kitchen and second stairs | Rear lobby | Utility | Cloakroom | First floor main landing | Bathroom one | Rear double bedroom one | Rear double bedroom two | Dual aspect double bedroom three | Jack n Jill shower room | Rear landing | Front double bedroom four | Bathroom two | Forecourt | Side parking | Garage | Delightful private rear garden | All mains services | Gas central heating | Council Tax Band - F | EPC - E | Freehold

APPROXIMATE MILEAGES

Brampton 2.7 | M6 J43 6.3 | Central Carlisle - Westcoast Mainline Station 8.4 | Solway Coast AONB - Bowness on Solway 21.4 | Lake District - Caldbeck 22.1, Pooley Bridge Ullswater 26.8 | Newcastle International Airport 49.1

WHY HAYTON?

One of our region's most desirable villages with a strong CoE Primary School and a great local pub serving food. Convenient for Brampton which has a good range of shops and services including William Howard Secondary School. The M6 and Carlisle are readily accessible. Carlisle the regional capital has a growing café culture and excellent shopping along with a variety of pubs, bars and restaurants. The city has a mainline station with many direct services including to London, Edinburgh, Glasgow, Newcastle, Manchester and Birmingham. Hayton is beautifully placed for accessing Talkin Tarn Country Park, the Eden Valley, Solway Coast and Lake District.



DESCRIPTION

Applegarth is a most appealing detached house beautifully set in the heart of the village. The property has been well maintained and is a home of interest having considerable style and character. The large south facing rear garden at 0.4 acres is a delight and a wonderful private space to spend time in. A peaceful haven and such a rare thing to find with a property in a prime central village location. The property has an air of calm which is accentuated as all the principal rooms look out over the rear garden. The charming living room has a living flame gas stove and French doors open out onto a generous patio. The spacious sitting room has a dual aspect and an impressive period fireplace with open grate. An attractive French window has a window seat providing the perfect spot to relax and admire the garden. The dining kitchen has a range of bespoke units with stone bench tops including the island. The room features a flagged floor and has a bright dual aspect. There is a fireplace with a stove and an Aga ensures comfort and warmth.

The four double bedrooms, two bathrooms and Jack and Jill shower room are on the first floor. There are two staircases allowing flexible options depending upon family dynamics.



Ground Floor

Approx. 121.4 sq. metres (1306.8 sq. feet)



First Floor

Approx. 92.0 sq. metres (989.8 sq. feet)



Total area: approx. 213.4 sq. metres (2296.6 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.