



**Hayward  
Tod**

**3/4 bed House/Barn Conversion | Weavers Cottage | Back Green | Hesket Newmarket | CA7 8JG**  
**Guide Price £435,000**





Charming three/four bed semi-detached house/barn conversion with great character and interest. Superb location within a highly desirable Lake District village with shop, award-winning community-owned pub, playground and micro-brewery. Penrith, Carlisle & Keswick within easy reach.

#### ACCOMMODATION SUMMARY

Hallway | Lounge/Guestroom | Dining room/Snug/Office | Dining kitchen | Utility | Shower room | First floor: Wonderful studio/living room | Two bedrooms | Bathroom | Second floor: Study/dressing room into bedroom with bath and WC | Cottage gardens | Parking | Council Tax Band - B | EPC rating - E | Mains water, electricity and drainage | Oil central heating | Fibre-optic broadband | PV panels provide low cost electricity and a small annual income | Freehold

#### APROXIMATE MILEAGES

Caldbeck 1.3 | Keswick 16.5 | Pooley Bridge Ullswater 16 | Central Carlisle - Westcoast Mainline Station 14 | Penrith Westcoast Mainline Station 14.5 | Allonby Beach 21 | Newcastle International Airport 69.5

#### WHY HESKET NEW MARKET

Sought-after and picturesque village beautifully situated within the Lake District National Park with direct access to quiet and secluded scenic areas, walks, rivers, fells and cycle routes. The village has a strong community centred around the co-operatively owned pub and village shop. Caldbeck is just over a mile away and has a GP surgery, primary school, pub, shop and numerous community-run clubs and societies. Conveniently placed with good access to the M6, Carlisle and Penrith, both of which are connected by direct rail services to London, Glasgow, Manchester and Edinburgh.



## DESCRIPTION

Weavers Cottage is an attractive property with wonderful character, providing flexible accommodation over three floors. Would make a wonderful family or second home. Thought to date from the 1750s, the property has had various uses including as a weavers' barn. The property is rather special and original features include exposed beams, timber and stone flagged floors and exposed stone walls. The living space is superb. In particular on the first floor is a wonderful and generously proportioned room with pitched ceilings, exposed timbers and stone walls. There is a wood burning stove and a former loft opening provides a view down the back lane to rural countryside. The spacious dining kitchen has a tiled floor and cream Aga, along with fitted electric oven and gas hob. There are two further living spaces on the ground floor with original open fireplaces. On the first floor are two double bedrooms and a bathroom while on the top floor is the main bedroom suite comprising two connecting rooms. These provide flexible options for a study or dressing room plus bedroom that includes a bath, wash basin and toilet. A loft is accessed by pull-down ladder and provides considerable storage space.

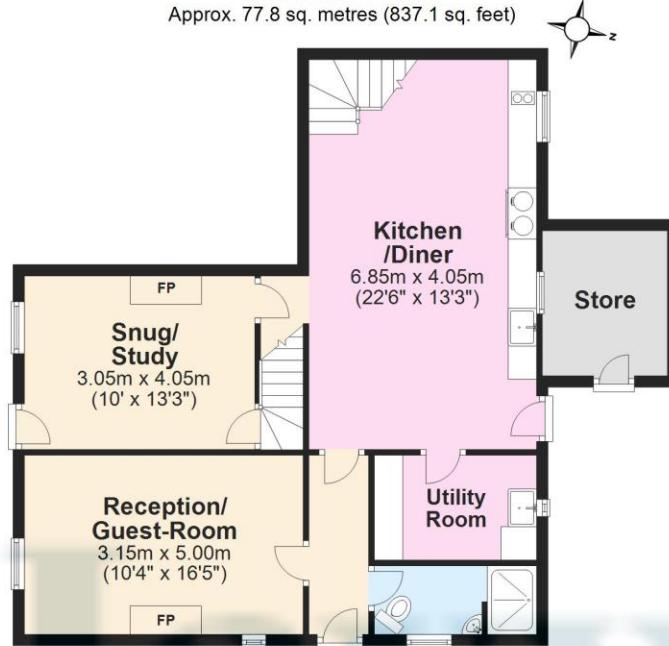
## OUTSIDE

Pleasant cottage gardens to the side and front, with seating areas, and a rear walled flagged courtyard with store. The side garden accesses a path to the centre of the village. Of added interest is the area of garden beyond the back lane which is not in the property's registered ownership but has been used by previous owners for several decades and is currently leased from the Parish Council at a fee of £25 pa. This is a delightful area with lawned garden, apple tree, greenhouse and sheds.



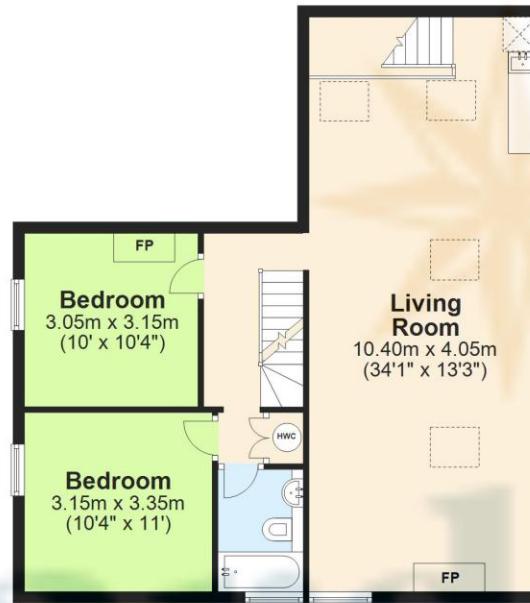
## Ground Floor

Approx. 77.8 sq. metres (837.1 sq. feet)



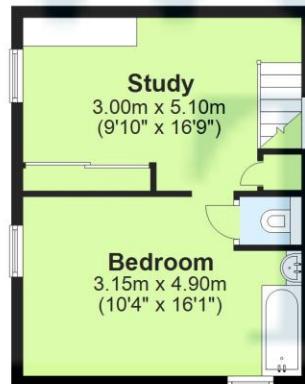
## First Floor

Approx. 73.9 sq. metres (795.7 sq. feet)



## Second Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



Total area: approx. 182.9 sq. metres (1969.0 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.