



**Hayward
Tod**

4 Bed Detached House & c.2.5 acres | Stoneknowe Villa | Scaleby | Carlisle | CA6 4LS
Guide Price £625,000





A fine detached period dwelling circa 1891 with range of outbuildings beautifully set in generous grounds and adjoining paddock in all around 2.5 acres. Requiring modernisation. Significant potential for which investment will reward. 4 beds. Spacious living rooms. Breakfast kitchen. PV panels.

ACCOMMODATION SUMMARY

Vestibule | Hall | Living room | Sitting room opening into breakfast kitchen | Study | Rear Lobby | Utility | WC | First floor landing | Rear double bedroom one | Front double bedroom two | Front double bedroom three | Front bedroom four | Bathroom | Box room | Generous gardens | Adjoining two storey former stable/workshop | Detached full height barn with byre | Ample parking and hardstanding | 1.6 acre paddock plus grounds in all around 2.5 acres | EPC - pending | Council Tax Band - F | Mains water and electricity | Oil central heating | Private drainage | PV panels installed 2011 provide low cost power and an annual income of between £800 and £1,000. Freehold

APPROXIMATE DISTANCES IN MILES

Houghton Village 3.2 | M6 J44 3.5 | Central Carlisle 6 | Brampton 7 | Solway Coast AONB - Bowness on Solway 17.3 | Lake District National Park - Caldbeck 21, Pooley Bridge Ullswater 30.8 | Newcastle International Airport 53.3



LOCATION

Beautifully situated in a small settlement near Barclose conveniently placed between the A6071 and the A689 and Houghton. Well located just a short distance from Carlisle and the M6 J44 as well as being equally accessible for both Brampton and Longtown meaning that local amenities, including shops, schools and Pubs are never too far away. An ideal base to explore the wider region, the Lake District, Eden Valley, Hadrian's Wall and Solway Coast are all within half an hours drive. East onward access for Newcastle and its international airport in just over an hour.

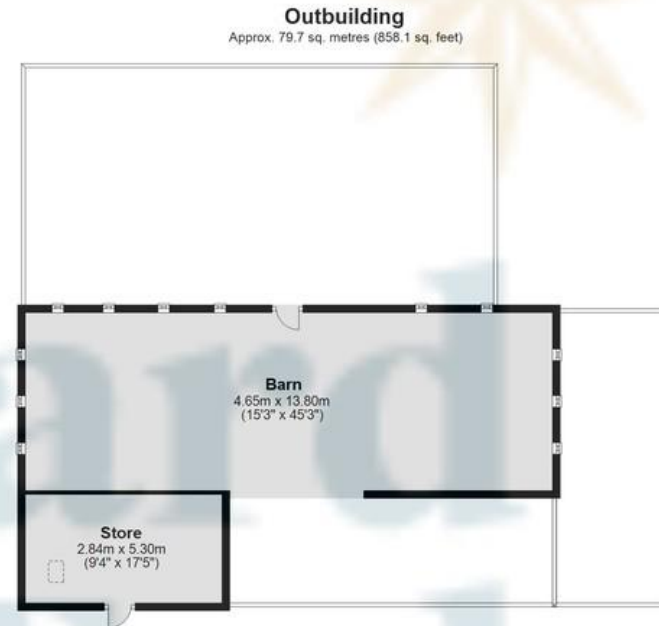
DESCRIPTION

An attractive detached 4 bed period property offering generous four square accommodation and an excellent package including adjoining two storey former stable/workshop, detached barn and 1.6 paddock plus gardens and hardstanding in all around 2.5 acres. Requiring modernisation and general improvement the property offers considerable potential as does the adjoining barn/workshop which would make an excellent annex or holiday cottage rental. The property is nicely positioned being set back from the road by common land with access from a dead end lane serving Stoneknowe Villa and a small number of other properties. The living space is generous and includes two spacious reception rooms one of which opens into the large farmhouse style breakfast kitchen. There is also a study, utility and WC on the ground floor. On the first floor are the four bedrooms and bathroom plus a useful box room which could be converted into a second bathroom or ensuite.

OUTSIDE

Generous gardens to front and back being private and south facing at the rear. Open rural aspect. Excellent range of outbuildings and good areas of hard standing.





Total area: approx. 403.1 sq. metres (4339.1 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.