



**Hayward
Tod**

3 bed, 2 bath End Terrace | Oak View Cottage | Hesket Newmarket | CA7 8JG
Guide Price £375,000





A charming three bed, two bath end terraced cottage beautifully located overlooking the green in the heart of a desirable Lake District village with a shop, micro-brewery and award-winning community-owned pub. Superb countryside and walks on the doorstep including access to the Cumbrian Way. Handy for Carlisle, Penrith and Keswick.

ACCOMMODATION SUMMARY

Entrance lobby | Shower room | Sitting room | Breakfast kitchen | Utility | Study area with stairs to first floor | Landing | Front double bedroom one | Front double bedroom two | Front single bedroom three | Bathroom | Private rear patio garden | Mains water, electricity | Electric central heating to radiators | Private drainage | EPC – pending | Commercially rated - Holiday Let | Freehold

APPROXIMATE 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 NEWMARKET

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.

ACCOMMODATION

Oak View Cottage is an appealing village property and much loved holiday home whilst also providing an income having a 4 star rating through Sally's Cottages. The property is centrally located within the village and depending upon personal usage

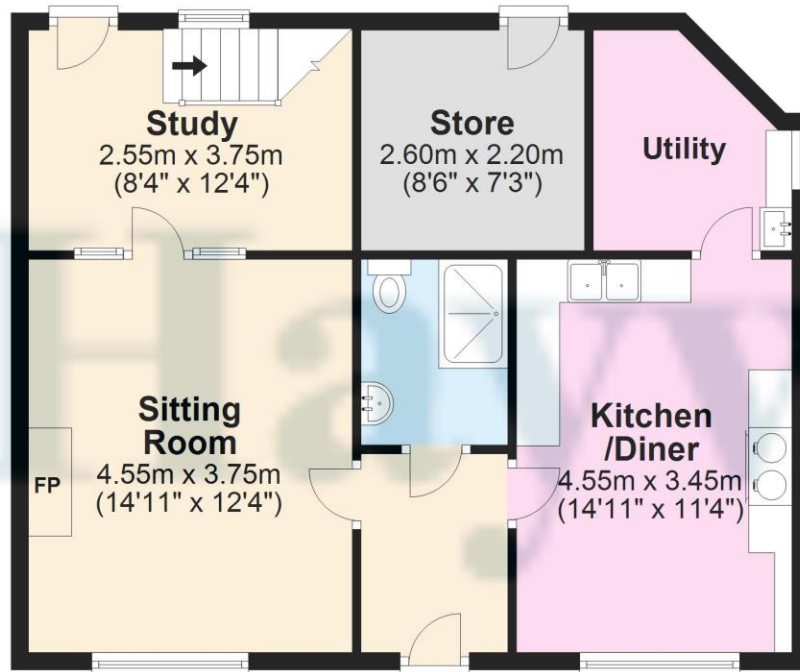


there are options and scope to increase revenue. The double fronted cottage has lots of character with good living space including a dining kitchen with Aga and a charming sitting room with fireplace and multi fuel stove. The sitting room has a glazed wall and door to an impressive rear lobby with high ceiling and a door to a private rear patio garden. The room also features a timber staircase. The property benefits from a second bathroom in the form of a shower room with WC on the ground floor. A utility room is provided. There are two double bedrooms on the first floor along with a single/bunk room and bathroom.



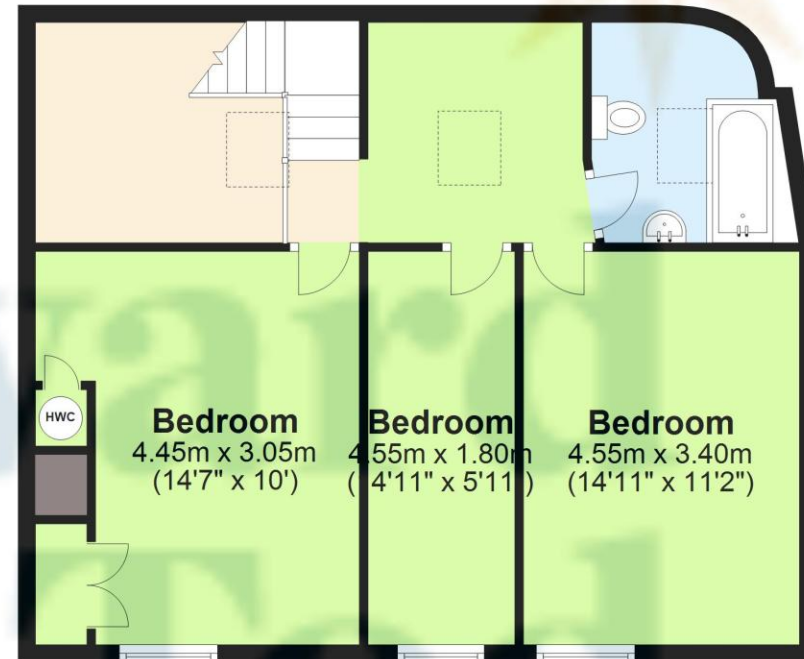
Ground Floor

Approx. 63.1 sq. metres (679.1 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 117.3 sq. metres (1262.9 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.