



**Hayward  
Tod**

**3 bedroom Detached Bungalow | Kiln Croft | Warnell Fell | Carlisle | CA5 7HW**  
**Guide Price £575,000**





A generously proportioned three bed detached bungalow occupying a superb private one acre site enjoying outstanding panoramic views. Beautifully located adjacent to the Lake District convenient for Carlisle, Penrith and the M6.

#### ACCOMMODATION SUMMARY

Porch | Cloakroom | Spacious dining hall | Generous sitting room | Garden room | Fitted breakfast kitchen | Utility room | Inner hall | Rear double bedroom one | Front double bedroom two | Rear double bedroom three | Bathroom | Large garden and grounds circa 1 acre | Circular driveway and parking | Detached garage | Detached workshop | Oil Central Heating | Private drainage to septic tank | Double glazing | Council Tax Band - E | EPC - F | Freehold

#### APPROXIMATE MILEAGES

Lake District National Park - Caldbeck 4.2, Ullswater Pooley Bridge 19.3, Keswick 19.5 | Dalston 5.7 | Central Carlisle 10.2 | M6 South J41 11.3, North J42 9.9 | Penrith 14.8 | Newcastle Airport 66.5 | Manchester Airport 120

#### LOCATION

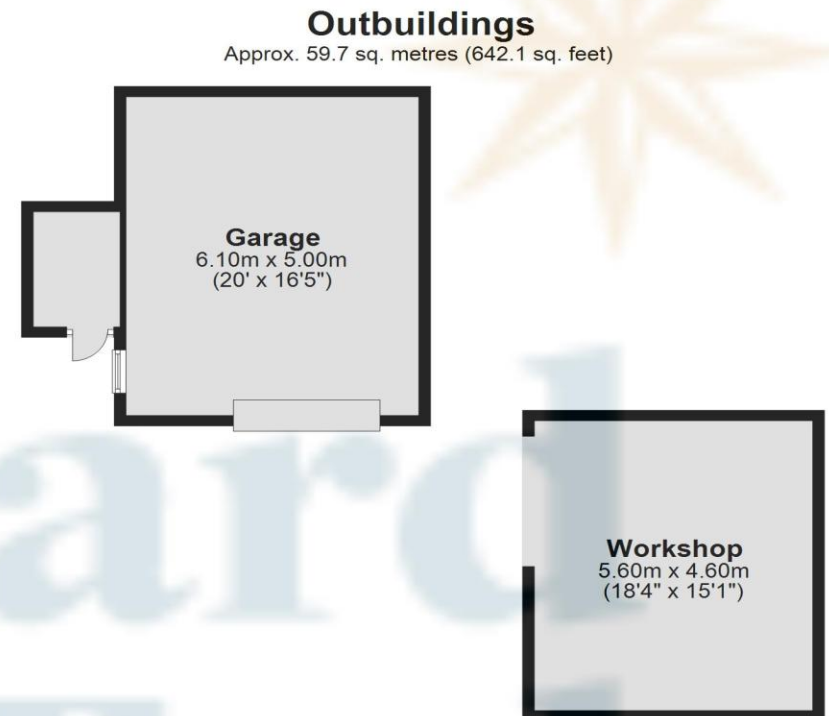
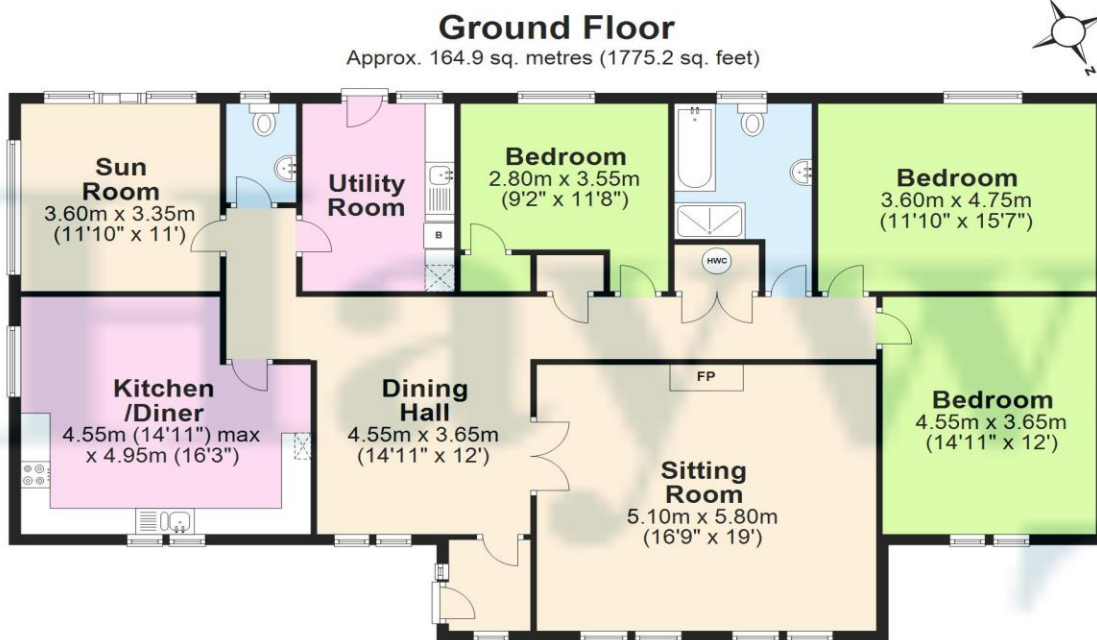
Fabulous setting on the rise to Warnell Fell on the fringe of the Lake District National Park less than 10 minutes from the villages of Caldbeck and Hesket Newmarket. There is easy access to quiet and secluded scenic areas, walks, rivers, fells and cycle routes. Hesket Newmarket has a strong community centred around the co-operatively owned pub and village shop. Caldbeck 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, Edinburgh and Birmingham.



## ACCOMMODATION

A fine modern detached bungalow beautifully positioned within a one acre site to take full advantage of the outstanding open views. The spacious accommodation has been well maintained and includes excellent living space. The generous sitting room, dining hall and breakfast kitchen all benefit from the view and rural aspect. The property is not over looked so the gardens feel private. This is particularly so of the large rear patio which is accessed from the garden room. There are three double bedrooms and a family bathroom with bath and separate shower. There are two good outbuildings and space for more! The setting is rather special so we are sure that any investment in upgrading and extending will reward.





Total area: approx. 224.6 sq. metres (2417.3 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.