



**Hayward
Tod**

4 Bed Detached House, Outbuildings & c.10 acres | Highstead Ash | West Hall | Brampton | CA8 2ES

£775,000





A simply stunning opportunity. The dream rural retreat comprising a late 18th century farmhouse, garden, orchard, paddocks and woodland extending to c.10 acres, barn, stables and outbuildings. Ready for renovation and further development (STP)

APPROXIMATE MILEAGES FROM PROPERTY

Main Road 1.9 | Gilsland 6 | Lanercost 7.7 | Brampton 10.7
| Carlisle 17.5 | M6 motorway 15.5 | A69 7 | Newcastle International Airport 46

LOCATION

Set alone amongst rolling countryside close to the course of Hadrian's Wall the property is an ideal rural retreat. The nearby village of Gilsland provides a primary school, cafe and Pub. The market town of Brampton, where there is also a good secondary school and a wider range of amenities is just 10 miles to the west. The A69 is readily accessible allowing for access across to Newcastle and the North East as well as back towards the M6 motorway and down in to the Lake District. The proximity of Hadrian's Wall and ancient Roman forts such as Birdoswald mean the property may lend itself to income generating ventures.

WHY HIGHSTEAD ASH?

An ideal rural hideaway with no near neighbours. Situated just under 2 miles from the main road down a track across forestry plantation, Highstead Ash benefits from an elevated plot with superb views. An appealing package of house, barns, outbuildings and land the possibilities are endless. Ripe for the addition of 'green energy sources, the property is almost entirely "off grid" with a private water supply and only mains electric connected. The main house dates to the late 1700's and is ready for the incoming buyer to refurbish and develop to their own specifications. The attached barn and hayloft offer potential for additional accommodation for the main dwelling or, subject to obtaining the necessary permissions, perhaps creating an



additional dwelling. The property is surrounded by its own land with the gardens overlooking a young orchard (c. 1 acre) and a large paddock of around 3 acres. There are two areas of woodland either side of the final stretch of gated driveway and a smaller area of rough grazing (0.5 acre). The main house has ample accommodation with a large farmhouse style kitchen diner. A door leads from here to the rear courtyard as well as down a short flight of steps to an unconverted room below the hayloft. The main sitting room has an impressive stove and across the hallway is a second smaller snug. There is a ground floor W.C. and bathroom requiring completion and a boot room and utility space. To the first floor are four bedrooms and a generous bathroom, all of which would benefit from modernisation. Externally there is a formal garden to the south side of the property with a large pond. Beyond is an orchard with a variety of fruit trees. To the north side of the property and set around a large courtyard are the range of outbuildings. An impressive double story barn leads through to the hayloft and offers considerable potential to develop. The other outbuildings are single story and provide both open and locked stores. The large agricultural shed is in a reasonable state of repair but could be removed by the buyer to create additional space if required.



N.B.

The property is situated at What3words location [///shoppers.lobster.waltzes](https://www.what3words.com/#!/shoppers.lobster.waltzes) and the entrance to the track from the main road is at [///firming.outbursts.napped](https://www.what3words.com/#!/firming.outbursts.napped)

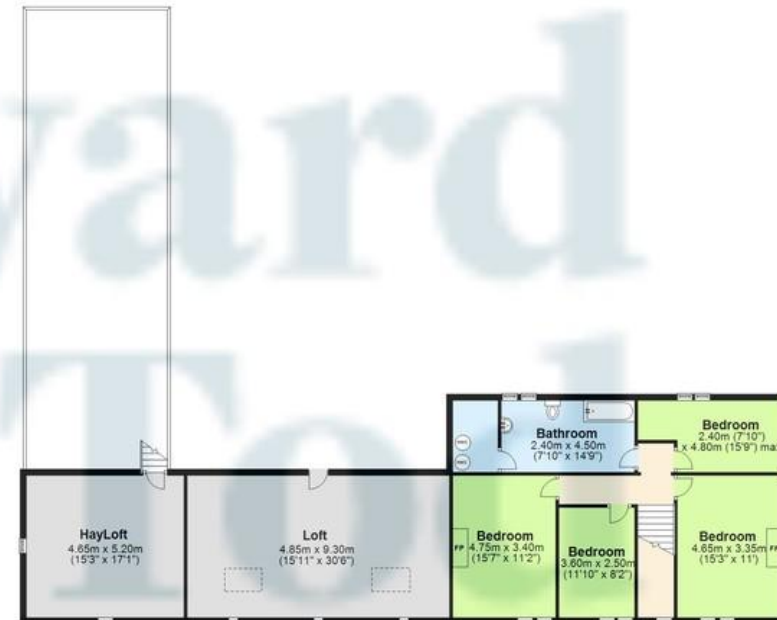


Ground Floor
Approx. 432.6 sq. metres (4656.8 sq. feet)



Total area: approx. 534.5 sq. metres (5753.6 sq. feet)

First Floor
Approx. 101.9 sq. metres (1096.8 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.