



**Hayward  
Tod**

**6 Bedroom Detached House | Timberwell | Crosby on Eden | Carlisle | CA6 4QX**

**£650,000**





A hugely spacious and freshly renovated family home extending to over 3,000sq ft. Superb open plan living kitchen and large main living room. Scope for multi generational living or up to 6 bedrooms, including two en-suite. Large wrap around gardens of almost 0.5 acre. Convenient location to the east of the city.

entrance porch | large inner hallway | open plan living dining kitchen | utility | living room | conservatory | dining room/bed 6 | bed 5 | bed 4 | family bathroom | bed 3 | bed 2 including en-suite shower | bed 1 including en-suite shower | driveway parking | large wrap around gardens | private drainage | oil fired central heating | double glazing | EPC pending | council tax band F | Freehold

#### APPROXIMATE MILEAGES

Crosby-on-Eden 1 | Carlisle 5.5 | M6 motorway 4.5 | Brampton 4.5 | Newcastle International Airport 51.5

#### WHY TIMBERWELL?

Located down a private lane to the east of the city centre the property is most conveniently positioned for access to amenities in Carlisle, Brampton and the wider region. The popular Eden Golf Club is just a short walk further along the lane and the A69/M6 motor way are both within a short drive; not to mention the proximity of a number of tourist attractions including the Lake District National Park, Hadrian's Wall, the Solway Coast AONB and the Eden Valley. Nearby Crosby on Eden also has a popular primary school.

#### ACCOMMODATION

Generously proportioned throughout the star of the show is the stunning living kitchen. A large seated island sits at its heart and a large corner window in the living space floods the room with light and allows you to take in the open views across the neighbouring fields. A cleverly concealed door leads through to the utility room which also provides access to the garden. To the rear of the property are two

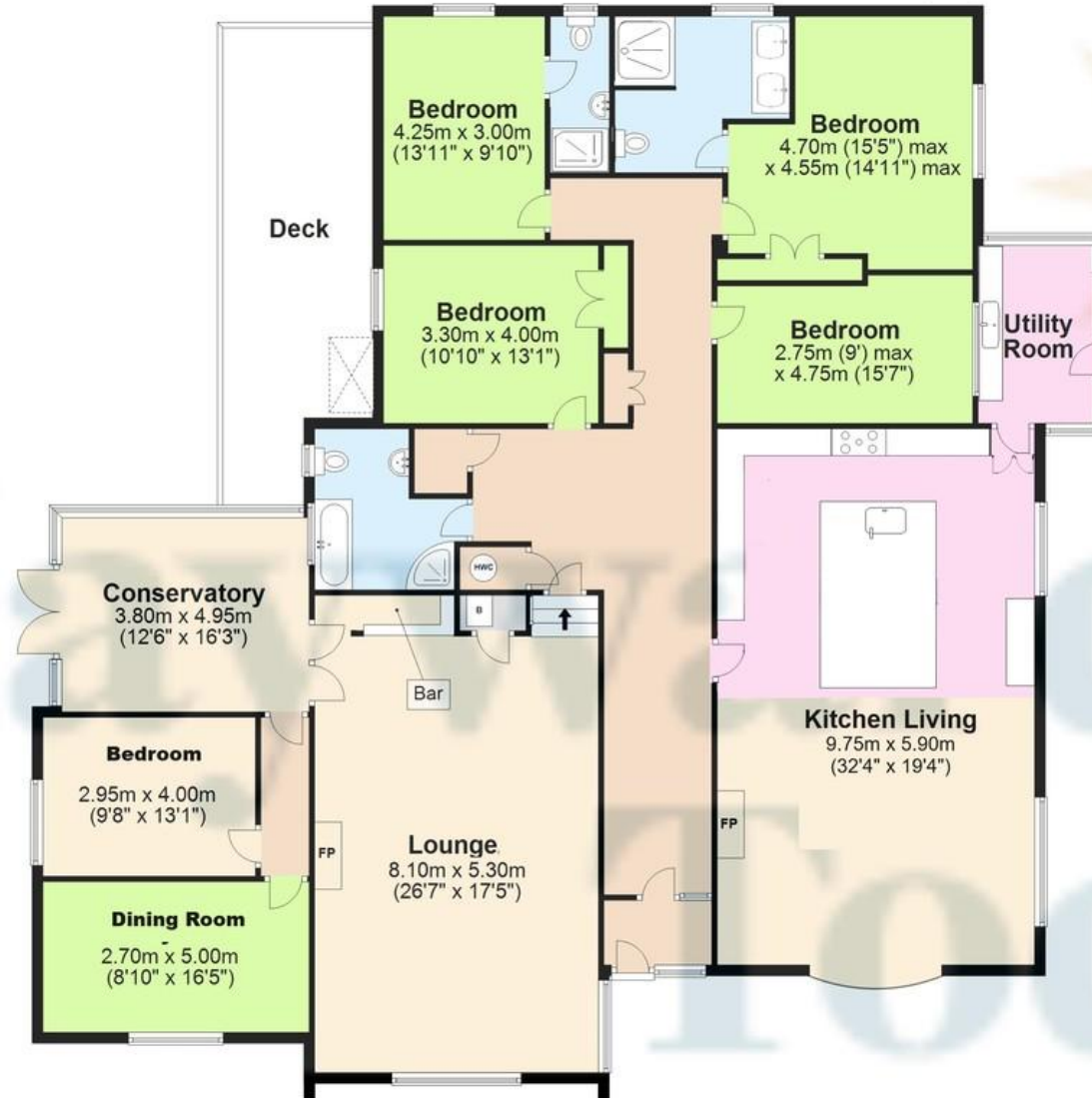


en-suite double bedrooms. There are two further double rooms and a large family bathroom with both shower and freestanding bath. There is a very large living room with a feature fireplace and bar. Doors lead from here to a conservatory overlooking the rear garden and then through to two multi purpose rooms which could either be the fifth and sixth bedrooms or study and playroom/dining room. There is also perhaps the opportunity to turn this space in to a self contained annex if required. The owners have also explored the possibility of making visual alterations to the living room internally and externally and adding a large detached garage/carport where plans and permissions are available to be seen by and shared with the eventual buyers. Externally the property sits centrally within large gardens. There is a gravelled drive to the front of the property and a large patio to the rear. The property is afforded good privacy yet doesn't feel isolated and sits well away from the main road. The property also benefits from a new boiler and heating system.



## Ground Floor

Approx. 298.2 sq. metres (3209.7 sq. feet)



Total area: approx. 298.2 sq. metres (3209.7 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.