



**Hayward
Tod**

3 bed, 1 ensuite Detached Bungalow | Hallsteads | Castle Carrock | Brampton | CA8 9NE
Guide Price £435,000





An outstanding three bed detached bungalow beautifully located within a popular village with award winning pub. Fabulous open plan living kitchen and conservatory with private aspect. Delightful gardens circa 0.2 acres. Wonderful setting on the western edge of the North Pennines convenient for Brampton, M6 and Carlisle.

ACCOMMODATION SUMMARY

Glazed entrance porch | Hall | Sitting room | Superb living dining kitchen into large conservatory | Front double bedroom one with ensuite shower room | Rear double bedroom two | rear double bedroom three | Bathroom | Delightful gardens circa 0.2 acres | Driveway parking | Store and Utility (formerly a single garage) | Shed | Council Tax Band - D | EPC rating - D | Mains water electricity and drainage | Oil central heating | Freehold

APPROXIMATE MILEAGES

Village pub 0.2 - 4 minutes walk | Brampton Golf Club 2.5, Town centre 4.1 | M6 J43 | Carlisle 10 | North Pennines AONB - Alston 19.7 | Solway Coast AONB - Bowness on Solway 23 | Lake District National Park - Heskett Newmarket 21.8, Pooley Bridge Ullswater 25 | Newcastle International Airport 52



WHY CASTLE CARROCK?

Pretty village at the foot of the fells with a good community spirit, primary school, village hall and church. Award winning pub, The Duke of Cumberland and host of an annual award winning music festival, Music on the Marr. Nature walks and wildlife on the doorstep. Easy access north to Talkin Tarn Park, Brampton and Golf Club. Excellent communications via B6413 for A69, Carlisle, M6 and Newcastle. Direct mainline services to London from Carlisle in around 3 hours 20 minutes.

DESCRIPTION

Hallsteads is an attractively presented and well maintained modern detached bungalow offered for sale with no onward chain, having been significantly upgraded and improved by the current owner. The setting is peaceful and the location desirable. The living space is superb. The charming sitting room has an open fireplace and south facing window. Glazed double doors access the open plan living dining room. This is an impressive and bright room which incorporates a modern fitted kitchen and large conservatory. The conservatory has a fully double glazed pitched roof and access to a private side patio which has a pleasant rural and garden aspect. There are three good bedrooms, an ensuite and bathroom. The ensuite is fully tiled with a walk-in shower. Bedrooms one and two have fitted wardrobes.

OUTSIDE

Delightful 0.2 acre gardens. Entrance gate onto paved driveway and parking. Former garage now converted into two useful stores. Additional timber store to side. Private rear lawned garden featuring an impressive gazebo. Greenhouse. Large patio.



Ground Floor

Approx. 139.0 sq. metres (1496.7 sq. feet)



Total area: approx. 139.0 sq. metres (1496.7 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.