



**Hayward
Tod**

4 Bedroom Detached House | Walnut Cottage | Walton | Brampton | CA8 2DH
Guide Price £595,000





Charming detached home in generous garden grounds with the benefit of large detached garaging/workshop. Offered in superb order throughout. Convenient village for access to Brampton, Carlisle and A69.

entrance hallway | kitchen | W.C. | dining room | sitting room | second reception room | triple aspect main bedroom with en-suite shower | three further double bedrooms | family bathroom | gated driveway with parking for up to 6 cars | large detached double garage and workshop with 2 post vehicle lift (by separate negotiation) | lawned garden | patio | boiler/drying room | double glazing | oil central heating | mains drainage | EPC pending | Council Tax Band C (may be subject to change) | freehold

APPROXIMATE MILEAGES

Brampton 3 | Carlisle 10 | M6 motorway 9 | Newcastle International Airport 49

WHY WALTON?

A charming village on the Hadrian's Wall National Trail just minutes from the market town of Brampton and the A69, Walton offers a rural lifestyle without sacrificing convenience. The village has a good community feel with a church and village hall, tea-room and children's play area as well as a locally owned and run micro-brewery open and serving drinks on Friday and Saturday evenings. Nearby Brampton has a full range of amenities and a popular secondary school as well as being within the catchment area for the well-regarded Lees Hill and Lanercost Primary Schools. The wider region is readily accessible thanks to the proximity of the A69, for Newcastle and the North East and the M6 for access north and south. Both Hadrian's Wall and the Lake District are within half an hours drive.

ACCOMMODATION

Meticulously cared for and improved by the current owners, the property has significant charm and character blended



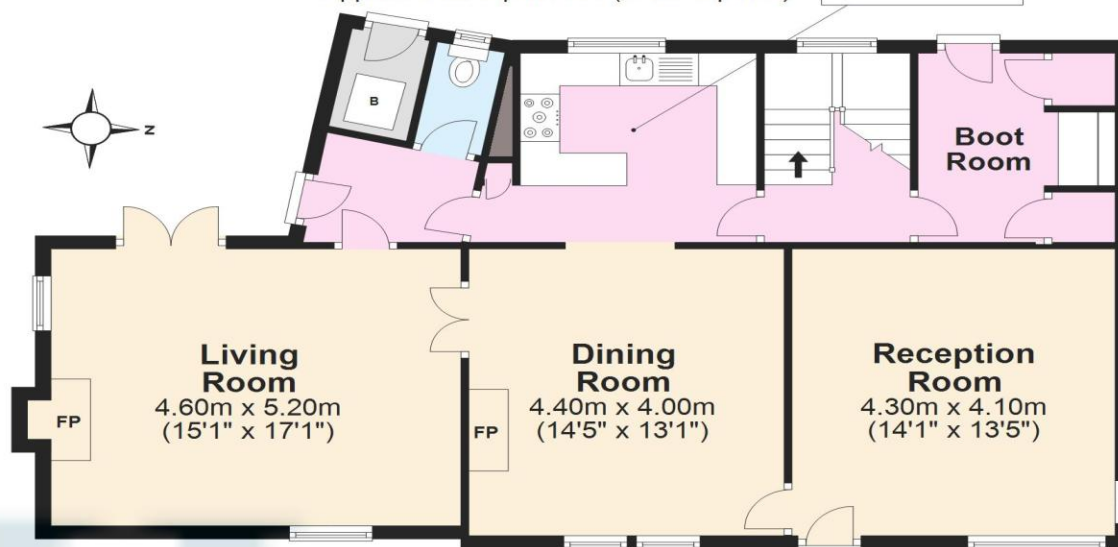
with modern conveniences. Set within a large secure private garden the property has pleasing views across open countryside towards both the Lakeland and Pennine Fells beyond. A large detached double garage and workshop, with 2 post vehicle lift (by separate negotiation), provides ample storage alongside a generous gated driveway with parking for up to 6 cars. The property benefits from a quality kitchen in a traditional style which is open to the large dining room. A well proportioned living room with a feature fireplace and stove provides access via double doors to a patio and the garden beyond. A third reception room, currently utilised as a very large home office provides additional living space if required. There is a useful entrance porch as well as a rear hallway and W.C. To the first floor are four bedrooms, the most impressive of which has a fabulous triple aspect, enjoying views towards the Lakeland Fells and Pennines, and en-suite shower room. The other three rooms are all doubles and the family bathroom has both a bath and separate shower. Externally the property sits back from the road behind a low stone wall with cottage garden and has large private rear garden of approx. 0.3 acre which is mostly laid to lawn. Of particular interest though is the large detached garage and workshop which provides parking for a number of vehicles if required.



Ground Floor

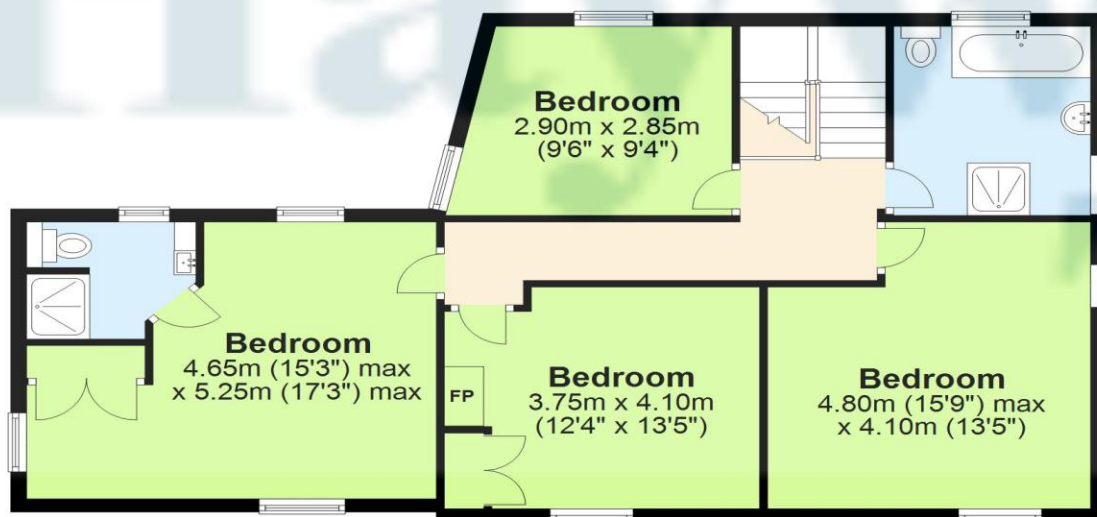
Approx. 91.0 sq. metres (979.7 sq. feet)

Kitchen
2.90m x 3.00m
(9'6" x 9'10")



First Floor

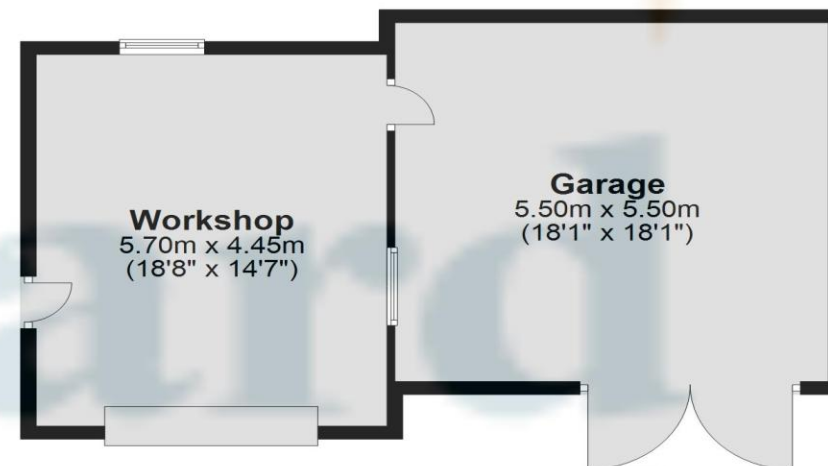
Approx. 84.2 sq. metres (906.0 sq. feet)



Total area: approx. 231.3 sq. metres (2490.0 sq. feet)

Outbuilding

Approx. 56.1 sq. metres (604.3 sq. feet)



Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtdod.co.uk
haywardtdod.co.uk

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.