



**Hayward
Tod**

4 Bedroom Barn | Granary House | Park Barns | Carlisle | CA6 4NQ
£395,000





Spacious barn Conversion within a small courtyard development in a peaceful setting retaining good accessibility to Carlisle, Brampton and the A69.

Entrance hall and stairs | W.C. | breakfast kitchen | utility | dining room | living room | en-suite bedroom | three further bedrooms | family bathroom | separate W.C. | driveway parking | separate allocated parking spaces | front lawn and patio | double glazing | electric heating | mains water and electricity | shared private drainage (renewed in 2023) | EPC pending | council tax band E | freehold

APPROXIMATE MILEAGES

Brampton 2 | Carlisle 8 | M6 motorway 6.5 | Newcastle International Airport 49

WHY PARK BARNS?

A small and secluded private settlement of homes amongst rolling countryside just moments from both Brampton & Carlisle the property offers rural living yet remains accessible to amenities and the wider region thanks to the proximity of the A69 and M6. The nearby market town of Brampton has a well regarded secondary school as well as a good range of shops and Pubs. Talkin Tarn and Brampton Golf Club provide outdoor leisure opportunities and a little further afield Hadrian's Wall and the Lake District National Park are both within 30 minutes drive.

ACCOMMODATION

Spacious throughout and offered in superb condition the property provides well proportioned living space with a light and bright dual aspect for the ground floor rooms. There is a generous living room with multi-fuel stove and a second reception room with external doors to both the front and rear. There is an inner hall and an ample entrance hallway which houses the stairs to the first floor and a W.C. The modern breakfast kitchen is complemented by a useful utility room. To the first floor are four bedrooms, the



master benefiting from built in wardrobes and a modern en-suite bathroom. The family bathroom has both a bath and shower with a separate W.C. There are two further double bedrooms and a large single. Externally the property backs on to a large communal gravelled courtyard and has its own private lawned garden and patio to the front where there is also ample parking and space for a caravan/motorhome. In addition there is also further allocated parking adjacent. The property has a pleasing outlook over woodland. Benefitting from double glazing throughout the property has electric heating and private drainage to a treatment plant, which was installed in 2023 and is shared between four properties.



Ground Floor

Approx. 74.2 sq. metres (798.8 sq. feet)



First Floor

Approx. 75.5 sq. metres (812.6 sq. feet)



Total area: approx. 149.7 sq. metres (1611.4 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

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