



**Hayward
Tod**

4 Bed Detached House & Outbuildings with c.30 Acres | Snowden Close | West Hall | CA8 7DQ
£695,000





An incredible opportunity within 30 acres of predominantly flat grazing. Detached farmhouse ready for renovation and extension with outbuildings and equestrian potential. Pleasant rural setting with far reaching views beside a beck with waterfall.

APPROXIMATE MILEAGES Main Road 1.2 | Gilsland 5 | Lanercost 7 | Brampton 10 | Carlisle 17 | M6 motorway 15 | A69 6.5 | Newcastle International Airport 46

LOCATION Set alone amongst rolling countryside with far reaching views down towards Carlisle and the Solway Plain and 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 SNOWDEN CLOSE? An enviable opportunity comprising some 30 acres of mostly flat ground in a single paddock in front of the property. A range of outbuildings, in varying degrees of repair sit to the rear, which with some investment could provide good storage or be developed as an annex or for equestrian pursuits. A pretty beck runs alongside one of the boundaries and has a picturesque waterfall. With no near neighbours to worry about the property is an ideal rural retreat, yet remains within just a few minutes of the A69 as well as amenities in Brampton. The property itself requires modernisation and improvement, with the adjacent barn offering the potential to create a large open plan living space if required. The property represents an opportunity to get 'off the grid',



already having a private water supply, there is the space and scope for various green energy generation through the addition of solar or wind energy and ground source heating.

ACCOMMODATION Ready for a full programme of refurbishment and renovation the house is configured in a four square layout with the adjacent attached barn offering further potential if desired and of course subject to planning approval. Two good reception rooms at the front of the property overlook the large paddock and have wonderful views. The kitchen to the rear of the property also provides access to one of the reception rooms. The adjacent barn would lend itself to being integrated in to the main house via the kitchen. A smaller pantry/store room sits behind the other reception room. There is a large entrance vestibule and a W.C. completing the ground floor space. To the first floor are four good double bedrooms, all enjoying open views, and a good size family bathroom. There are a range of agricultural sheds in varying states of repair as well as the remnants of a range of stone outbuildings, some of which are single story and a large two story barn. The land, most of which is set to the front of the property, is predominantly flat with a more sloped area behind the outbuildings. The beck, which forms most of the property's northern boundary, has an interesting waterfall as a feature.



Ground Floor

Approx. 143.3 sq. metres (1542.2 sq. feet)

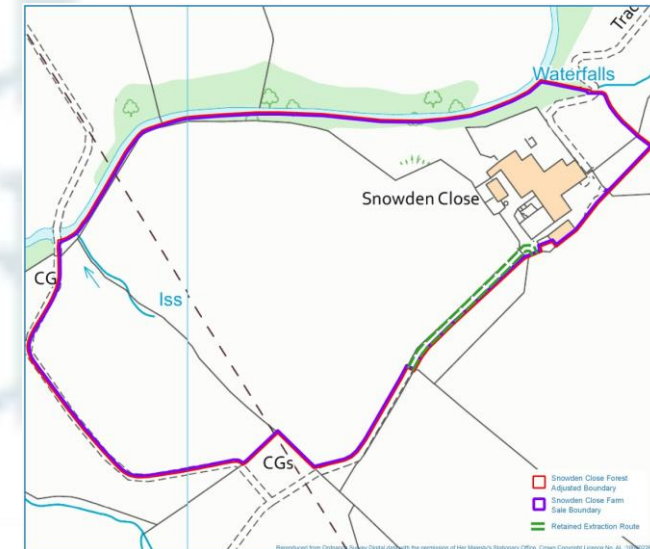


First Floor

Approx. 90.8 sq. metres (977.4 sq. feet)



Total area: approx. 234.1 sq. metres (2519.6 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.