



**Hayward  
Tod**

**3 bedroom Detached House | The Limes | Walton | Brampton | CA8 2DJ**  
**Guide Price £315,000**





An attractive three bed detached period dwelling with two good reception rooms, generous garden room and private gardens. Excellent central village location overlooking the green and church. Convenient for Hadrian's Wall, Brampton, M6 and Carlisle.

#### ACCOMMODATION SUMMARY

Porch | Hall and stairs | Sitting room | Dining room | Garden room | Fitted kitchen | Utility | Cloakroom | First floor landing | Front double bedroom one | Front double bedroom two | Rear single bedroom three | Bathroom | Boarded loft room | Driveway parking | Front and rear lawned gardens | LP gas central heating | Double glazing | Mains water and drainage | Council Tax Band - D | EPC rating - F | Freehold

#### APPROXIMATE MILEAGES

Brampton 3.2 | M6 J43 9 | Hadrian's Wall UNESCO World Heritage Site - Birdoswald Fort 7.7 | Central Carlisle Westcoast Mainline Station 10.9 | North Pennines AONB - Alston 23 | Lake District National Park - Caldbeck 23.5, Pooley Bridge Ullswater 32.4 | Solway Coast AONB - Bowness on Solway 23.7 | Newcastle International Airport 49.7

#### WHY WALTON?

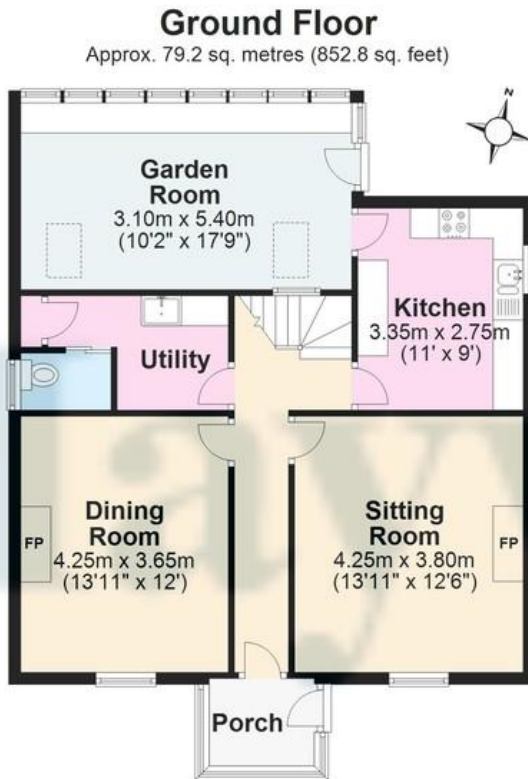
Pretty village adjacent to the course of Hadrian's Wall and close to Cycle Route 72, with village hall tea room and church. St Mary's church was built in 1869 on the site of a medieval church. Of interest in the village is the Old Vicarage Micro Brewery. The nearby market town of Brampton is just a 7 minute drive and provides an excellent variety of good amenities including cafes, convenience stores, schools, Cranstons Foodhall and doctors surgery. The is convenient access for the main road network, M6, A69 and A689 providing links for Hadrian's Wall, Newcastle, Carlisle, Lake District and The Borders along with our region's many areas of natural and historic interest.



## DESCRIPTION

An appealing detached stone dwelling pleasantly situated in a quiet but well-connected village. The presentable accommodation has an entrance porch and two charming south facing reception rooms. The sitting room has an attractive fireplace with living flame effect stove and fitted shelving. The dining room also has fitted shelving in the chimney side recesses. The modern kitchen has a range of fitted units and has access to a spacious garden room with a private aspect to the rear garden. The room has a full length window seat also providing great storage. A utility room and cloakroom complete the ground floor accommodation. On the first floor are the three bedrooms and a good sized bathroom which has a white four piece suite that includes a separate shower cubicle. The two double bedrooms have a delightful aspect to the south overlooking the green and church. The loft has stair access and is a great space for hobbies or storage. The lawned gardens include a driveway and parking. The front lawn has a hedge boundary creating privacy.

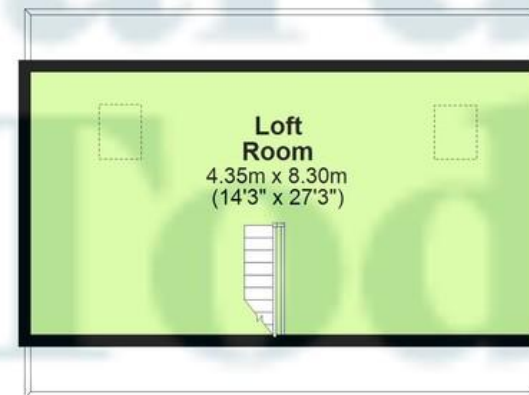




**First Floor**  
Approx. 57.8 sq. metres (621.7 sq. feet)



**Loft**  
Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 173.1 sq. metres (1863.2 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.