



**Hayward
Tod**

3 Bedroom Cottage | Jasmine Cottage | Castle Carrock | CA8 9NB

£350,000





Attractive detached home in the centre of a popular village. Good living space. En-suite main bedroom. Off-street parking and courtyard garden.

open plan dining kitchen | utility | W.C. | living room | en-suite bedroom one | family bathroom | double bedroom two | double bedroom three | courtyard garden | off-street parking space | double glazing | oil fired central heating | mains water, electricity and drainage | EPC D | council tax band E | freehold

APPROXIMATE MILEAGES

Brampton 4 | M6 J43 8 | Carlisle 10 | Penrith 18 | Lake District - Ullswater 24.5 | Newcastle International Airport 50

WHY CASTLE CARROCK?

A 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. Nature walks and wildlife on the doorstep. Easy access north to Talkin Tarn Park, Brampton and Golf Club. The village manages to retain a beautiful peaceful feel yet remains incredibly well connected to the wider region with Carlisle, Brampton, the M6 and A69 all within a short drive. Direct mainline services to London from Carlisle in around 3 hours 20 min. A fabulous village for all ages and a superb place for a primary residence or an excellent base to explore our region from as a second home/holiday cottage.

ACCOMMODATION

Offered in superb order throughout having been improved at the hands of the current owners. The property benefits from considerable character thanks to exposed stone walls and pitched ceilings with exposed beams. Unusually for a property of this type there is a large open plan sociable kitchen dining space which acts as a real hub for the home. The sitting room has a stove and there is a good size utility room housing the boiler. To the first floor are three good

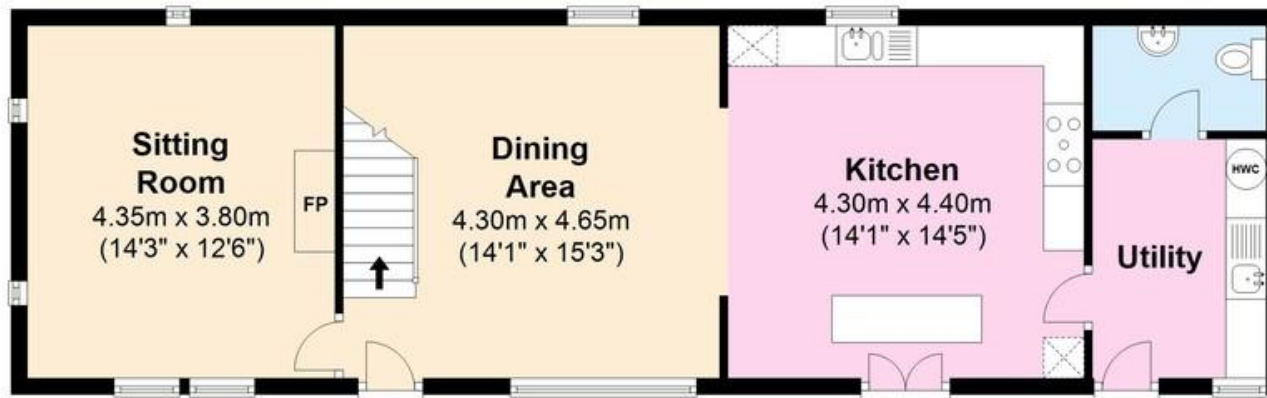


size bedrooms, with one benefiting from a modern en-suite shower room. The family bathroom has a shower over the bath. Externally the property has a pleasant, south facing, paved courtyard garden and space to park a vehicle off the road.



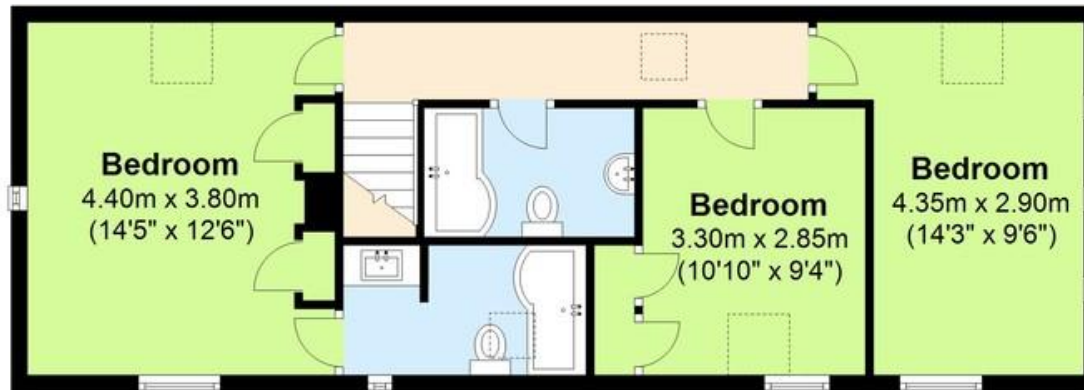
Ground Floor

Approx. 66.2 sq. metres (712.5 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



Total area: approx. 124.9 sq. metres (1344.6 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.