



**Hayward  
Tod**

**5 Bed Detached House | The Gables | Holme Croft | Baldwinholme | Carlisle | CA5 6LQ**

**£550,000**





An impressive modern family home with the benefit of a large garden and two garages. Peaceful yet accessible location on the western fringe of the city.

Entrance hallway and stairs | W.C. | living room | conservatory | dining room | kitchen | utility | study | main bedroom with en-suite and dressing room | double beds 2,3 and 4 | bed 5/study | family bathroom | attached single garage | detached garage | paved driveway | front lawn | rear garden | mains water & electricity | oil fired central heating | private drainage | EPC D | council tax band E | freehold

#### APPROXIMATE MILEAGES

Dalston 2.5 | Thursby 3 | Carlisle 5.5 | M6 motorway 7.5

#### WHY BALDWINHOLME?

A peaceful hamlet on the western fringe of Carlisle adjacent to open countryside, Baldwinholme has all the benefits of rural living with none of the associated isolation. Amenities and the main road network are just moments from the doorstep with Orton Grange, Dalston, Thursby, The A595/6 and Carlisle all being within a short drive. An ideal location for families, there are a variety of both junior and senior schools close by. The property is situated in a small cul-de-sac so suffers no passing traffic.

#### ACCOMMODATION

Offered in good order throughout the living space works well and provides good flexibility for all ages. There is an open plan feel to the kitchen and dining space and a good size living room with a large conservatory to the rear providing access to the garden. A good size study provides ample work from home space. The utility room complements the kitchen and also allows for direct access to the integral garage and the rear garden. To the first floor there are five bedrooms, all set around an open landing.



The largest of the bedrooms and without doubt the most impressive has a large apex window pitched towards the ceiling, with a tilt and turn door and glazed Juliet balcony which overlooks the garden. The room also benefits from a smart modern en-suite with mirrored TV and a walk-in wardrobe/dressing room. There are three further double bedrooms and the fifth bedroom would make an excellent study/nursery or additional dressing room if required. There is also a four piece family bathroom for use by the rest of the bedrooms.

Externally the property benefits from a large plot which widens significantly towards the rear and has an open aspect over fields. There is driveway parking for up to five cars and a lawn to the front. Along the side of the property is a detached garage providing plenty of extra storage. The garden is mostly laid to lawn and flanked by mature trees and plants offering plenty of privacy. There is also a dog run and kennel as well as a large aluminium storage shed.





**Ground Floor**



**First Floor**



**Garage**

Total Floor Area 234.6sq m (2,525sq ft) approx

**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.