



**Hayward  
Tod**

**3 bedroom Semi Detached House | 3 Bushfield | Penton | The Borders | Carlisle | CA6 5QJ**  
**Offers In Region Of £185,000**





A beautifully situated three bed semi-detached house with detached modern garage in a generous 0.3 acre site enjoying wonderful open views over the Liddle Water Valley to Scotland. Requiring modernisation and offering significant potential to extend to take full advantage of the plot and fine aspect.

#### ACCOMMODATION SUMMARY

Porch | Store room | Hall | Sitting room | Kitchen | Bathroom | First floor | Front double bedroom one | Rear double bedroom two | Rear single bedroom | Generous gardens | Detached double garage | Vegetable plot | Timber outbuildings/sheds/workshop | Greenhouse | Council Tax Band - B | EPC rating - F | LP gas heating to combi boiler | Private spring water supply shared with 5 others | Private drainage to septic tank shared with 1 neighbour | Freehold

#### APPROXIMATE MILEAGES

Newcastle 4.5 miles (10 minutes by car) | Brampton 16.4 | Carlisle mainline station 19.3 | Kielder Water and Observatory 21.5 | Lake District National Park - Caldbeck 36, Pooley Bridge Ullswater | Solway Coast AONB - Bowness on Solway 30 | North Pennines AONB - Alston 36 | Newcastle International Airport 59.5 | Edinburgh 78

#### LOCATION

Outstanding rural setting just a stone's throw from Liddle Water which forms the boundary between England and Scotland. Wonderful borders countryside with nearby forests and riverside walks. Small settlement of houses with good amenity in nearby Newcastle just 10 minutes by car. Brampton and Carlisle are 30 minutes by car. Carlisle the regional centre has a great café culture and an excellent range of amenities including bars and restaurants, leisure and retail facilities. The mainline station has direct services to London Euston in around 3 hours 20 minutes, Edinburgh and Glasgow in around 1 hour 20 minutes plus many others including Newcastle, Manchester (and airport) and Lake



District. The area is renowned for its tranquillity and dark skies, cycle routes and bridal paths. Hadrian's Wall UNESCO world heritage area is nearby.

### DESCRIPTION

The approach to number 3 is delightful and the entrance is via a small slip road. There is an excellent detached modern garage and steps up to the property. The property is being offered to the market for the first time in over 50 years and whilst the accommodation is fair there is loads of potential to upgrade and extend subject to planning. Whilst the bathroom is downstairs and the kitchen smaller than average in the modern marketplace there is plenty of scope and we feel that careful investment will reward. The sitting room has a fireplace with gas fire and lobby with stairs to the first floor. On the first floor are two double bedrooms and a small single. The generous gardens and outbuildings are a real asset and allow for a sizeable extension without compromising outside space.

### USEFUL INFORMATION

The spring water supply has UV filters that are replaced regularly. All supply pipes have been replaced in the last 4 years. The water is tested every 5 years. The septic tank which is shared with the adjoining property has not been tested.



## Ground Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



## First Floor

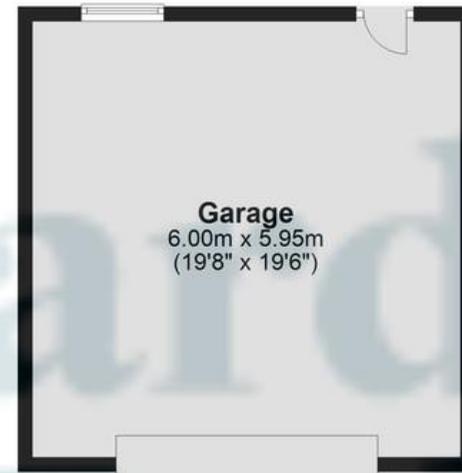
Approx. 37.4 sq. metres (402.1 sq. feet)



Total area: approx. 122.2 sq. metres (1315.5 sq. feet)

## Outbuilding

Approx. 35.7 sq. metres (384.3 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.