



**Hayward
Tod**

4 bed Detached House | Park Broom House | Park Broom | Carlisle | CA6 4QH
Guide Price £525,000





An attractive four bed, three bath detached period dwelling with double garage beautifully set within delightful private gardens circa 0.5 acres. Superb semi rural setting with river walks nearby. Convenient for Carlisle, M6 and Lake District.

ACCOMMODATION SUMMARY

Hall and stairs | Sitting room | Dining room | Inner hall | Study | Conservatory | Breakfast kitchen | Utility | Boot room | Shower room | First floor landing | Front double bedroom one with ensuite WC | Front double bedroom two | Front bedroom three | Rear twin bedroom four | Shower room | Bathroom | Generous 0.5 acre site | Double garage with electrotonically controlled doors and loft storage | Workshop | Store | Oil central heating and AGA | Water meter | Mains drainage | Double glazing | Council Tax Band - F | EPC rating - E | Freehold

APPROXIMATE MILEAGES

Crosby on Eden Primary School and Nursery 1.3 | Central Carlisle Mainline Station 3.7 | M6 J44 2.7 | Brampton 6.6 | Hadrian's Wall UNESCO Site - Birdoswald Fort 13.3 | Solway Coast AONB - Bowness on Solway 16 | Lake District National Park - Caldbeck 17.5, Pooley Bridge Ullswater 30 | North Pennines AONB - Alston 25.5 | Newcastle International Airport 53.6



WHY PARK BROOM?

Situated in a small hamlet on the eastern fringe of the city, the property is well located for access to amenities and the main road network yet retains a wonderful rural feel. The A689 provides access to the M6 and east to Brampton and the A69 for Newcastle. The city centre is just a few minutes drive. Carlisle the regional capital, has a superb range of social, leisure and retail opportunities. There is an attractive central pedestrianised area and an impressive cathedral and castle. The city benefits from being on the West Coast

Mainline which provides fast and frequent services to London from 3 hours 20 minutes and to Glasgow and Edinburgh in around 1 hour 20 minutes. The station serves many other destinations including the Lake District, West Cumbria, Newcastle, Manchester (and airport) and Birmingham. There is a cycleway to Crosby on Eden Village and primary school. Nearby Eden Golf Club is highly regarded. The property is close to the course of Hadrian's Wall, a UNESCO World Heritage Site.

DESCRIPTION

A substantial detached period dwelling with great kerb appeal in a wonderful convenient setting. Accessed from a no through lane occupied by a small number of other properties the house is set back having a generous front garden and drive providing parking for several cars. The living space is generous and includes a large conservatory. The sitting and dining rooms have large picture windows to the south east, looking out over farmland and the River Eden towards The Pennines. The sitting room has a fireplace and the dining room has a stove. The breakfast kitchen has an Aga and Aga companion cooker and two windows provide a private aspect to the rear garden. A shower room, study boot room and utility add further to the ground floor accommodation. On the first floor are four bedrooms, a bathroom and shower room. The main bedroom has an ensuite WC.

The property has character and charm however presents a great opportunity for the purchaser to upgrade and adapt to suit their occupation. The large gardens and wonderful setting will ensure that careful investment the property will reward.



Ground Floor

Approx. 199.0 sq. metres (2142.1 sq. feet)



First Floor

Approx. 111.4 sq. metres (1199.4 sq. feet)



Total area: approx. 310.4 sq. metres (3341.5 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtdod.co.uk
haywardtdod.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.