

Easedale House

6 FAIRFIELDS | HAYTON | CARLISLE | CUMBRIA



FINEST
PROPERTIES



An individually designed, attractive detached home in an
exclusive Cumbrian development

Brampton 2.6 miles | M6 J43 5.4 miles | Carlisle City Centre 8.3 miles | Penrith 25 miles
Newcastle International Airport 49.1 miles | Newcastle City Centre 51.4 miles





Accommodation in Brief

Ground Floor

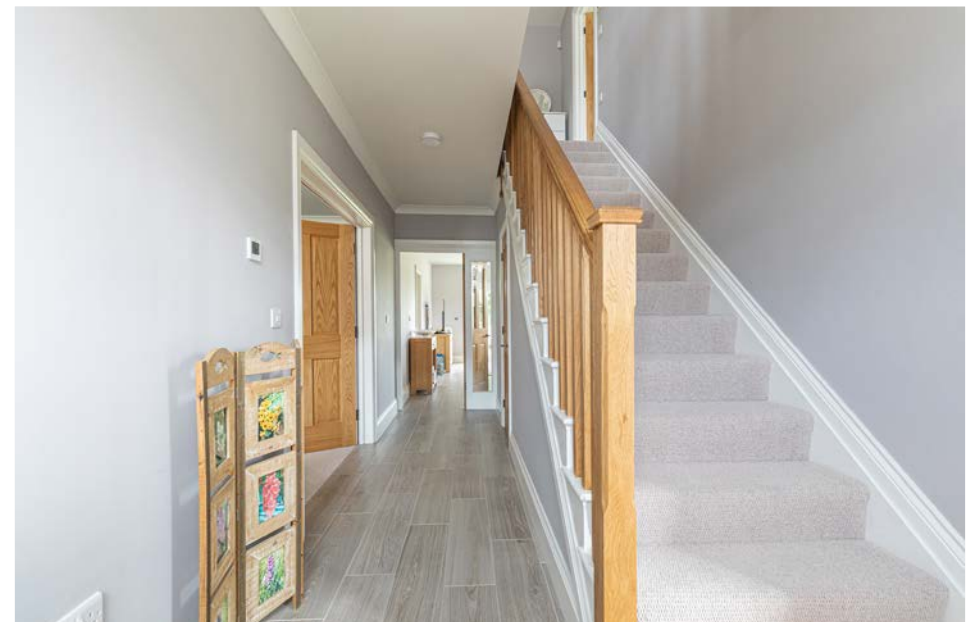
Entrance Hall | Sitting Room | Snug |
Open Plan Kitchen/Dining Room | Utility Room | WC

First Floor

Principal Bedroom Suite with Dressing Room & En-Suite
Three Further Bedrooms | Family Bathroom

Externally

Garage | Driveway & Parking | EV Charging Point | Patio | Greenhouse







The Property

Easedale House is a high-specification home that forms part of a development completed in 2023, consisting of nine individually designed detached properties. Nestled on the edge of the much sought-after Cumbrian village of Hayton, the property is surrounded by glorious countryside yet within easy reach of regional centres and transport links.

Enjoying a corner plot with open views across the countryside, Easedale House is approached via a gravelled driveway leading to the double garage with electric up-and-over doors. Stone-flagged pathways lead to the entrance and wrap around the property and gardens, which are mainly laid to lawn with a natural stone patio seating area. This traditional stone-built property features high-quality timber sliding sash windows and oak-veneered internal doors throughout.

The front door opens into a welcoming entrance hallway with an oak staircase leading up to the first floor. Double doors open into the impressive sitting room with a superb stone feature fireplace housing a multi-fuel stove. A versatile second reception room/snug is also accessed from the hallway and enjoys wonderful views over open countryside. The bespoke Mowlem-designed kitchen provides ample relaxing and dining space with bi-fold doors offering access to the garden with uninterrupted panoramic views across open countryside. A large patio provides a wonderful opportunity to blend the best of indoor and outdoor living. Accessed via the kitchen/family room is a good-sized utility room/boot room incorporating a cloakroom with WC.

The first-floor landing gives a sense of light and space, with all rooms leading off. The generous triple-aspect principal bedroom includes a bespoke dressing area and en-suite shower room. There are three further good-sized bedrooms, one of which is double-aspect, and a spacious, contemporary family bathroom including both a freestanding bath and a separate walk-in shower.





Externally

Easedale House benefits from a private gravelled driveway with plenty of parking space. The driveway leads to the garage with electric up-and-over doors, complete with an EV charging point. The front garden is laid to lawn with a stone-flagged pathway leading from the driveway to the front door. The main gardens sit to the rear, where a natural stone patio offers outdoor seating space.

Agents Notes

There is a service charge of approximately £110 per property per annum to cover costs relating to the upkeep of the private road.





Local Information

Easedale House is located within a unique parkland setting on the edge of the delightful village of Hayton, a picturesque and popular village which offers a local primary school together with a traditional local pub, nearby farm shop with tea rooms and a swimming pool. The vibrant market town of Brampton is close by and offers excellent local amenities with a good range of shops, Post Office, chemist, hairdresser, art gallery, GP practice and dental surgery. The highly rated William Howard School offers secondary education. The surrounding countryside offers excellent walks at nearby Talkin Tarn Country Park and Gelt Woods which is an RSPB nature reserve. Carlisle is within easy reach and offers a comprehensive range of social, leisure, retail and cultural opportunities and an attractive pedestrian area, along with an impressive cathedral and castle.



The development is well positioned for public transport, access to surrounding villages and the M6 for onward travel north and south, while the A69 provides easy access to Newcastle in the east. There is a rail station in Brampton which offers cross-country services between Newcastle and Carlisle, while the station in Carlisle provides excellent main line services to major UK cities north and south.

Floor Plans



Total area: approx. 226.2 sq. metres (2434.8 sq. feet)

Google Maps

what3words



///rags.inkjet.relative

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Solar panels, air source heat pump central heating and hot water. Zoned underfloor heating to ground floor. Superfast fibre broadband network cabling. EV charging point.

Postcode

CA8 9JP

Council Tax

Band F

EPC

Rating B

Tenure

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

*Specialists in the marketing
of distinctive property*

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.