



**Hayward
Tod**

6 bed Semi Detached Mansion House | 2 Croft House | Main Street | Brampton | CA8 1SG
Guide Price £725,000





A fine six bed Grade II Listed semi-detached period residence beautifully situated in delightful gardens of around one acre. Superb setting tucked away up a shared private lane just a few minutes walk from the town centre. Generous accommodation circa 4,783 Sq. ft plus double garage with loft. Significant further potential.

ACCOMMODATION SUMMARY

Spacious lobby | Hall with fine staircase | Sitting room | Dining room | Snug/living room | Breakfast kitchen | Utility | Shower room | Boot room | First floor landing with lantern | Front double bedroom one | Front double bedroom two | Side double bedroom three | Rear double bedroom four with ensuite bathroom | Family bathroom | Second floor | Double bedroom five | Playroom/bedroom access to double bedroom six with ensuite shower room | Box room | Generous site around 1 acre | Lawned gardens and large vegetable plot | Double garage with office and store | Council Tax band - G | EPC rating - pending | All mains services | Gas heating | Freehold | Dual access via private lane | Two neighbouring properties have pedestrian right of way through the private lane

APPROXIMATE MILEAGES

Brampton Town Centre 0.2 | William Howard Secondary School 0.3 | Hadrian's Wall UNESCO Site - Birdoswald Fort 7 | M6 J43 South 7.4, J44 North 8.9 | Central Carlisle - Mainline Station 9.4 | Solway Coast AONB - Bowness on Solway 22 | Lake District National Park - Caldbeck 23.5, Pooley Bridge Ullswater 31 | North Pennines AONB - Alston 20 | Newcastle International Airport 46.5

WHY BRAMPTON?

Busy market town (granted by King Henry III in 1252) conveniently situated close to Hadrian's Wall amongst rolling Cumbrian countryside just 10 miles from the regional



administrative centre of Carlisle. Handy for the A69 for Newcastle and the M6. Excellent range of local amenities including places to eat and drink, post office, medical practice, public transport and William Howard Secondary School. Easy access for the Eden Valley, North Pennines, Lake District and Scottish Borders. The City of Carlisle has a growing café culture and an expansive range of amenities including a Westcoast Mainline Station with direct services to London in around 3 hours 20 minutes. Many other direct services including to Glasgow, Edinburgh, Manchester and airport, Lake District and Birmingham.

DESCRIPTION

This impressive Grade II Listed dwelling is rather special having a great deal of period style and character providing generous accommodation over three floors. The setting and large gardens are delightful. The approach is off Main Street via a shared tree lined private lane to an area of parking. Once inside, the spacious entrance lobby accesses the hall which features a fine cantilevered staircase with ornate iron balustrades and crafted handrail. The living space is superb and includes a large sitting room with dual aspect, a dining room and south facing snug/living room. The generous kitchen has original cupboards and a fireplace with a stove. Also on the ground floor is a utility, boot room and shower room. On the first floor are four double bedrooms, one ensuite and family bathroom. The second floor has two further double bedrooms, an ensuite, box room and playroom/bedroom. The property has been a much loved family home for the past 27 years however is now ready for new owners to make their mark. This is a wonderful, large family home in a delightful location with scope for multi generational living, annex, or work from home. The potential is huge and we feel that sensible investment will reward.





Total area: approx. 517.7 sq. metres (5572.0 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.