



**Hayward  
Tod**

**4 Bed Barn Conversion | Hayloft | Hethersgill | Carlisle | CA6 6HW**

**£895,000**





An exceptional conversion, completed to the highest standards. Spacious living which can be single level if desired. Superb views. Large double garage. Solar panels and air source heating.

#### APPROXIMATE MILEAGES

Carlisle 11 | Brampton 7 | M6 motorway 8 (15mins) | Newcastle International Airport 53

#### WHY THE HAYLOFT?

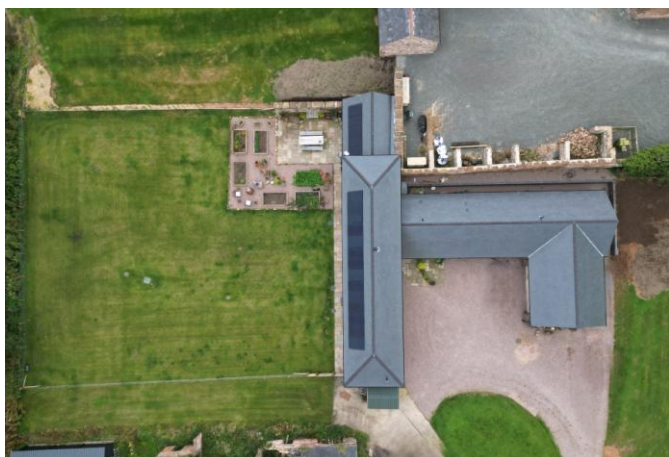
Nestled amongst rolling countryside benefitting from an elevated position affording the property superb far reaching views, situated in a peaceful setting retaining accessibility to the main road network and local amenities, just 15 minutes from the M6 motorway. The nearby village of Hethersgill has a pub and church, with neighbouring Smithfield having a popular restaurant and primary school. Brampton and Longtown provide a fuller range of services and amenities, both of which are in easy reach. Carlisle, the region's capital, is on the West Coast Mainline and offers direct services to London Euston in just over 3 hours.

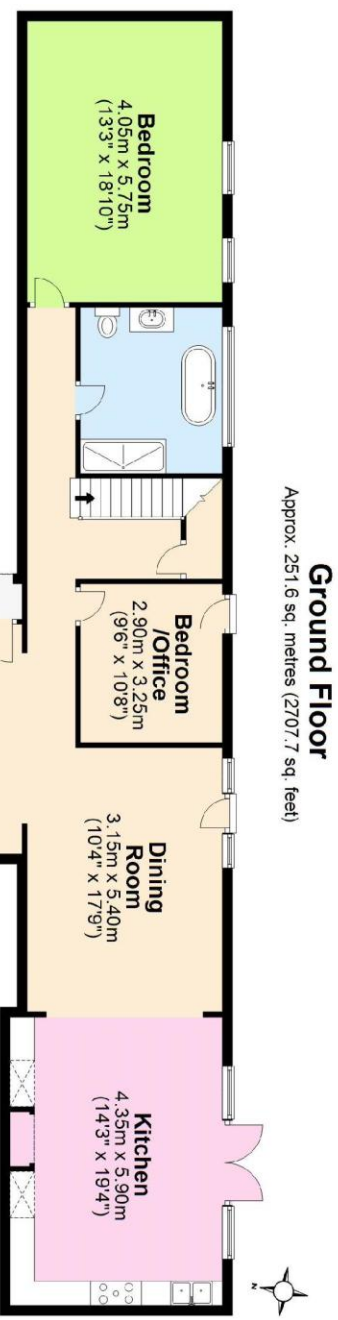
#### ACCOMMODATION

Having undergone a full restoration from a derelict shell the property retains the considerable character and space of the original barn yet benefits from the highest standards in terms of efficiency, insulation and quality. Configured to be able to provide as many as four double bedrooms on the ground floor and an impressive en-suite fifth on the first floor the property offers flexible living to suit a large or multigenerational family. Approached by a large gravelled driveway the property has an impressive glazed frontage leading in to the generous entrance hall. Open to the spacious dining kitchen which much like the rest of the property is flooded with natural light thanks to the retention of the numerous large openings of the original barn. From the kitchen there are glazed doors which lead to a patio seating area and beyond to the kitchen garden with



a number of raised beds. There are currently two ground floor bedrooms, both double rooms and a sleek modern bathroom with a freestanding bath and large walk-in shower. A useful utility room and W.C. sit at the opposite end of the entrance hall where there is also access to two large multipurpose rooms. Currently utilised as two hobby rooms they could very simply be configured to provide two more double bedrooms if needed, one of which has water on hand so could have an en-suite fitted if required. These rooms lead through to the attached double garage. At first floor level there is a stunning principal bedroom with exposed roof timbers, feature radiators and a superb en-suite shower room with double sinks. Exposed sandstone walls create a feature on the stairwell and in the ample living room, which again has exposed beams. A large multi-fuel stove creates a focal point and three huge windows overlook the garden and woodland as well as taking in the far reaching views across to the Lake District fells. The property has a large gravelled driveway offering parking for multiple vehicles and a genuine double garage, able to be accessed from the property. At the rear there is a level lawned garden and patio area. Access is from the bottom of the garden in to the adjacent wooded area of approximately 1.5 acres.





Total area: approx. 334.7 sq. metres (3603.1 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.