



**Hayward
Tod**

Detached Property - Two Apartments | Station House | How Mill | Brampton | CA8 9JU
Guide Price £300,000





Investment Opportunity! Detached freehold property comprising a 3 bed ground floor flat (vacant) and a two bed first flat (let) offered in good order with gardens and parking. Small hamlet in semi rural setting east of the M6 handy for the A69, Brampton and Carlisle. Potential gross return in excess of 5%.

ACCOMMODATION SUMMARY

1 Station House Entrance hall | Sitting room | Kitchen | Three double bedrooms | Modern bathroom | Oil central heating | Double glazing | Council Tax Band - B | EPC rating - F | Private drainage shared with top floor flat

Top Flat Balcony Entrance Hall | Sitting room | Kitchen | Two double bedrooms | Modern bathroom | Oil central heating | Council Tax Band - B | EPC rating - F

APPROXIMATE MILEAGES

Hayton Village Pub and Primary School 1.5 | Brampton 3.7 | M6 J43 5.6 | Central Carlisle - Westcoast Mainline Station 7.7 | Birdoswald Fort Hadrian's Wall UNESCO Site 11.3 | North Pennines AONB - Alston 20.5 | Solway Coast AONB - Bowness on Solway 20.7 | Lake District National Park - Caldbeck 21.4, Pooley Bridge Ullswater 29 | Newcastle International Airport 49.8



WHY HOWMILL?

Small hamlet adjacent to the Carlisle to Newcastle Railway Line just 4 minutes drive from Hayton Village Pub and Primary School. Convenient for surrounding countryside and areas of natural and historic interest, Brampton and Carlisle. Easy access for A69 and M6 plus A7 for the Scottish Borders. Great range of amenities in Brampton and superb options for social, leisure and retail in the regional capital Carlisle just under 20 minutes by car.

DESCRIPTION

An interesting investment opportunity to purchase a detached building comprising ground and first floor flats offered for to the market for the first time in around 100 years! The building and gardens are offered in good order and the potential to generate a good return is apparent. The ground floor three bed flat is vacant while the first floor 2 bed is let. The return on investment options are varied and given the property's favourable location Airbnb would be a great alternative way to maximise your return.

OUTSIDE

Front parking for several cars. Carport. Private rear garden.



No1 Station House (Ground Floor)

Approx. 87.4 sq. metres (940.5 sq. feet)



Top Flat Station House (First Floor)

Approx. 77.3 sq. metres (831.7 sq. feet)



Total area: approx. 164.6 sq. metres (1772.3 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.