

Finest  
PROPERTIES

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6 Fairfields | Hayton | Carlisle | Cumbria

Easedale House







## 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







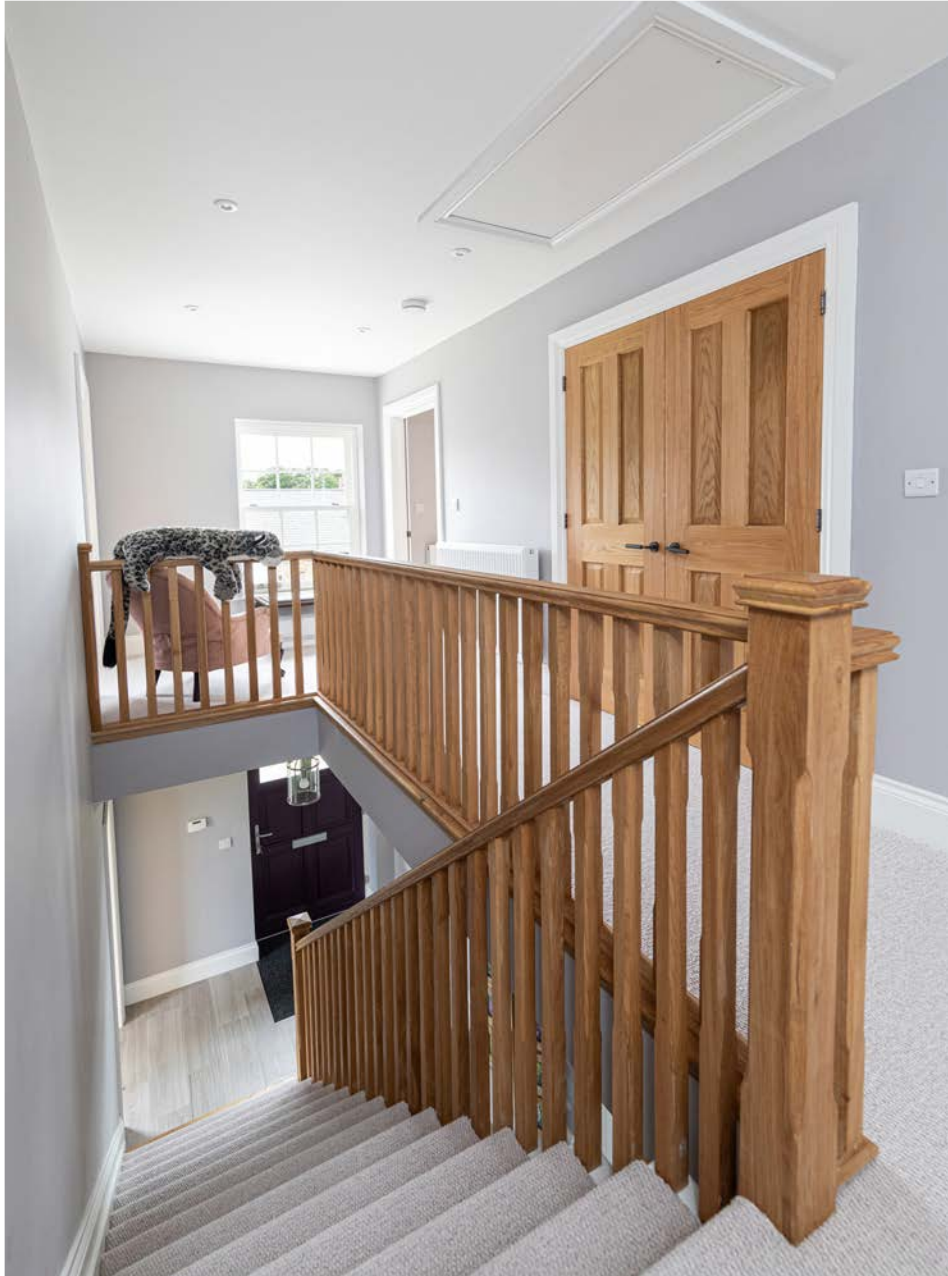
## The Property

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.





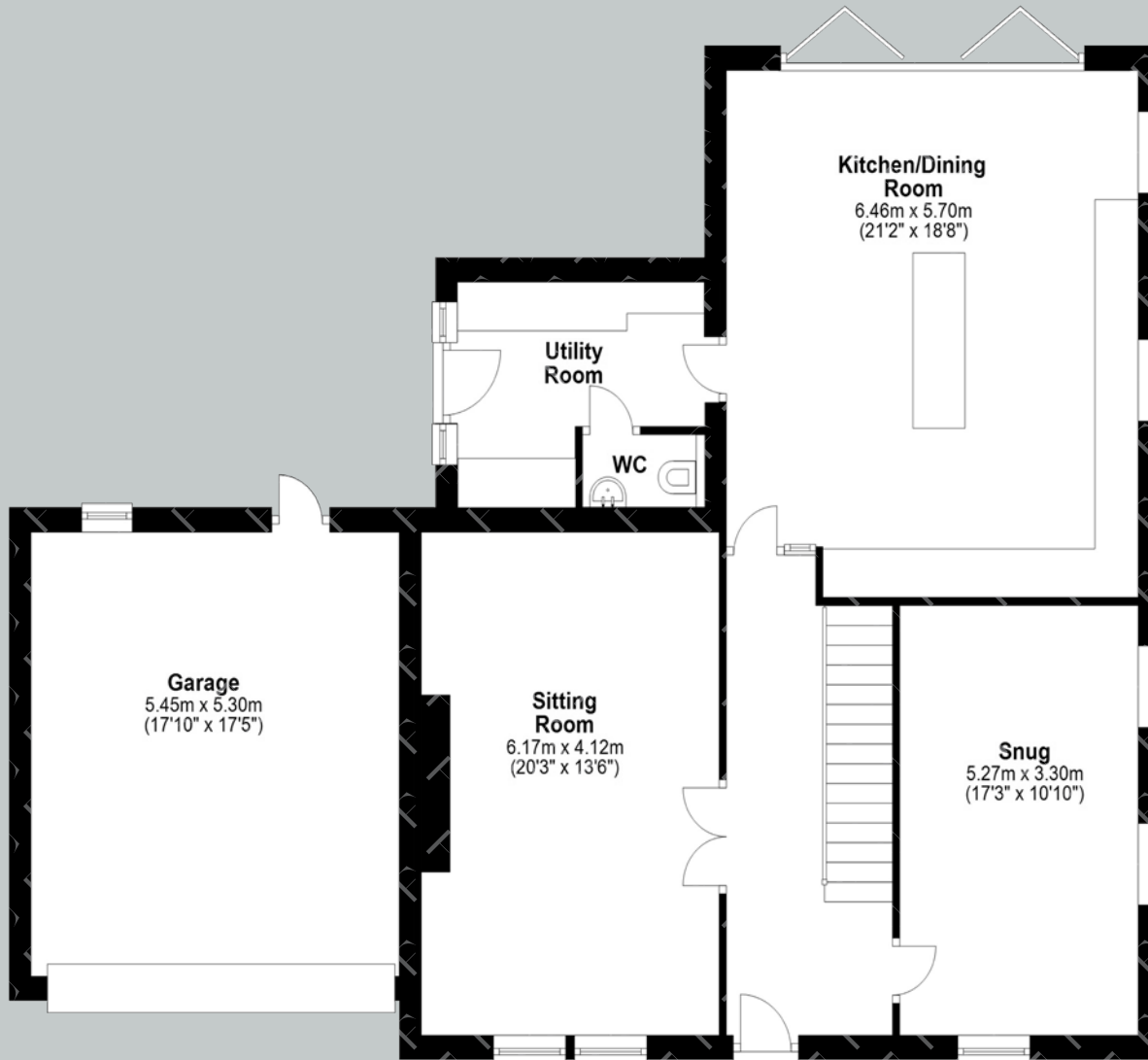
## Local Information

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.

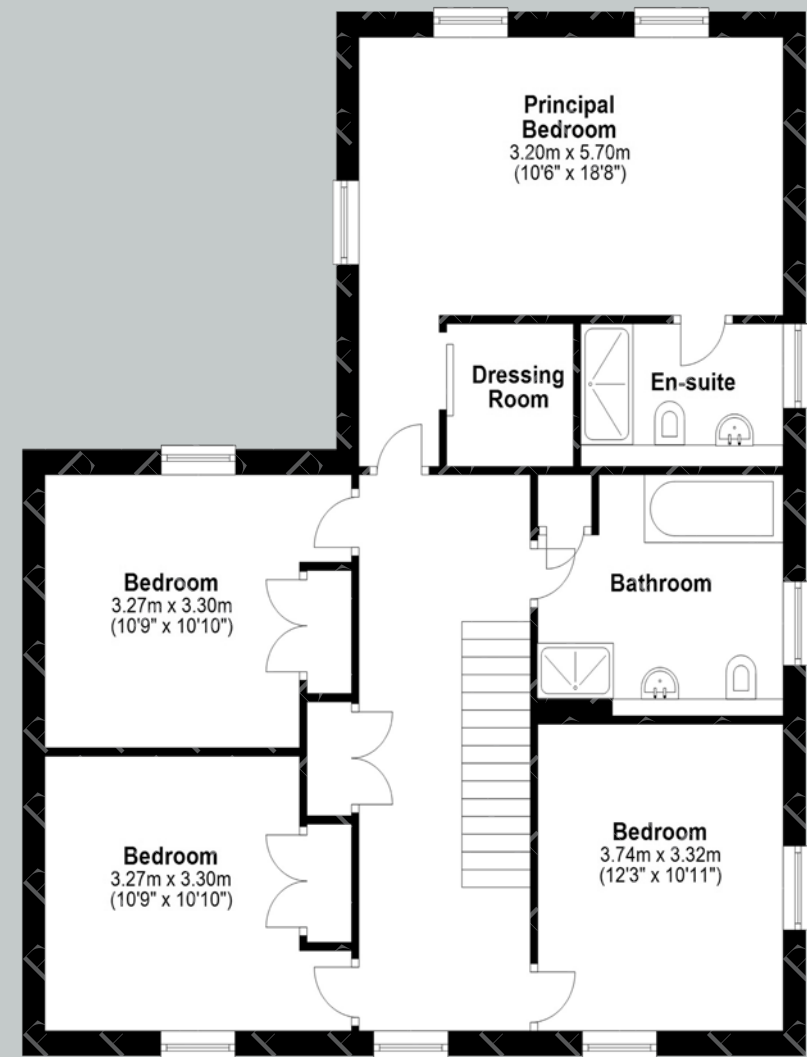
The development is well positioned for public transport, access to surrounding villages and the M6 for onward travel north and south, while the A69 provides easy access to Newcastle in the east. There is a rail station in Brampton which offers cross-country services between Newcastle and Carlisle, while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



Ground Floor



First Floor

Google Maps

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## 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

Council Tax

EPC

Tenure

CA8 9JP

Band F

Rating B

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)



# Finest

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