



**Hayward  
Tod**

**3 bed Detached House | Martindale | Heads Nook | Brampton | CA8 9AD**  
**Guide Price £249,000**





An attractive three bed detached house with loads of character and a bright sunny garden tucked away yet centrally located within a popular village just east of Carlisle. Generous south facing garden room with private aspect. Convenient for M6, Carlisle and Brampton.

#### ACCOMMODATION SUMMARY

Glazed porch | Lobby | Cloakroom | Generous sitting dining room | Garden room | Fitted kitchen | First floor landing | Double bedroom one with triple aspect | Rear bedroom two | Rear bedroom three | Modern shower room | Enclosed garden | Summerhouse | Parking for several cars | All mains services | Gas central heating | Double glazing | Council Tax Band - D | EPC rating - D | Freehold

#### APPROXIMATE MILEAGES

Coop 1.9 | M6 J43 4.7 | Central Carlisle - West Coast Mainline Station 6.7 | Brampton 5.9 | Hadrian's Wall UNESCO Site - Birdoswald Fort 12.7 | Solway Coast AONB - Bowness on Solway 19.8 | North Pennines AONB - Alston 21.3 | Lake District National Park - Caldbeck 20, Pooley Bridge Ullswater 25.4 | Newcastle International Airport 51.8

#### WHY HEADS NOOK?

Popular village just 15 minutes by car east of Carlisle. Good range of amenities in the nearby adjacent villages of Corby Hill, Little Corby and Warwick Bridge including convenience store, award winning butcher, coffee shop and service station with Spar Shop. The market town of Brampton offers a range of shops and services and the regional centre Carlisle has a growing cafe culture and superb range of restaurants, pubs, eateries and retail. Carlisle station serves London direct in around 3 hours 20 minutes and Edinburgh and Glasgow in around 1 hour 20 minutes. Good communications are provided thanks to the proximity of the A69 and M6 for ease of travel for the Eden Valley, Lake District and Scottish Borders.



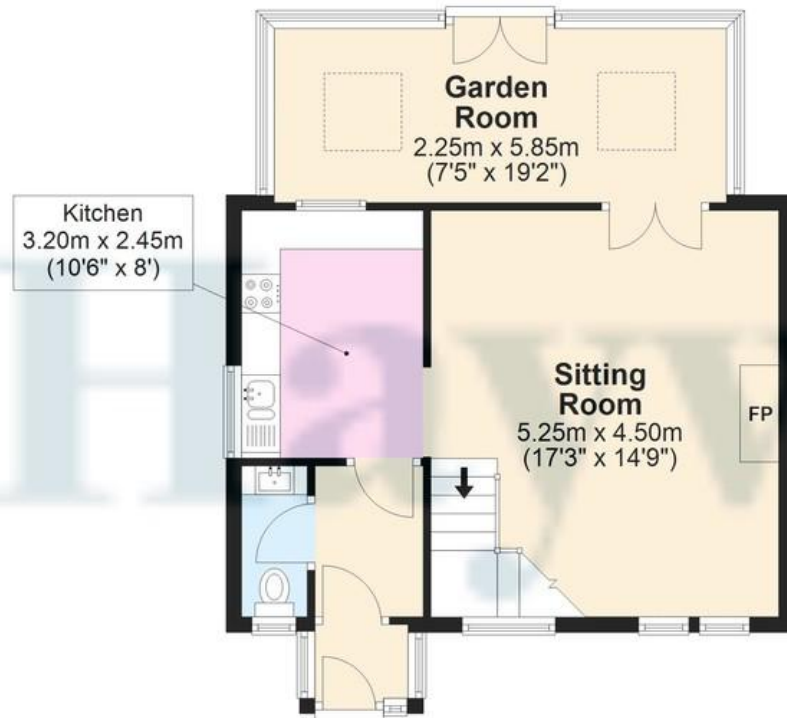
## DESCRIPTION

An appealing detached property of interest and character having the benefit of attractive gardens and a central village location. The living space is excellent and includes a charming sitting room with ample space for dining. The room has a fireplace and features exposed beams and a timber staircase. French doors access the south east facing garden room which has a pleasant private aspect over the garden. The breakfast kitchen also overlooks the garden. A cloakroom is provided. On the first floor are the three bedrooms and modern shower room. All the bedrooms have windows to the south while the main bedroom has a triple aspect and fitted wardrobes. The enclosed gardens are well maintained and compliment the property beautifully.



## Ground Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 87.9 sq. metres (946.4 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.