



**Hayward  
Tod**

**4 Bed Detached | Pine Croft | Low Row | Brampton | CA8 2LQ**

**£350,000**





Sizable detached home with double garage in an accessible location, benefitting from far reaching views northwards to the Scottish hills.

entrance hallway | dining kitchen | utility | ground floor shower room | snug/study | living room | four bedrooms | family bathroom | detached double garage | driveway parking | rear garden | double glazing | private drainage | air source heating | mains electricity and water | EPC pending | council tax band ? | freehold

#### APPROXIMATE MILEAGES

Brampton 3.5 | M6 motorway 11 | Carlisle 13.5 | Newcastle International Airport 42

#### WHY PINECROFT?

Elevated views and incredible accessibility await the incoming buyer, with Brampton, Carlisle and Newcastle all readily accessible with the latter's International Airport being just over 40 miles to the east. The nearby market town of Brampton offers an excellent range of local amenities and also has a well regarded 18 hole golf course. The rest of the region including Hadrian's Wall and the Lake District are within easy reach and the M6 motorway is just over 10 miles to the west.

#### ACCOMMODATION

Offered in good order throughout having been improved and modernised by the current owners the property provides ample living space, with a large living room with impressive glazed front extension being the focal point and offering views northwards towards the Scottish hills. A second snug/study provides additional living space. There is a modern, well appointed kitchen with a large island and a range of integrated appliances. There is space for dining at the rear and double doors out to the rear garden. A good size pantry cupboard provides additional storage, there is an attached utility and useful ground floor shower room

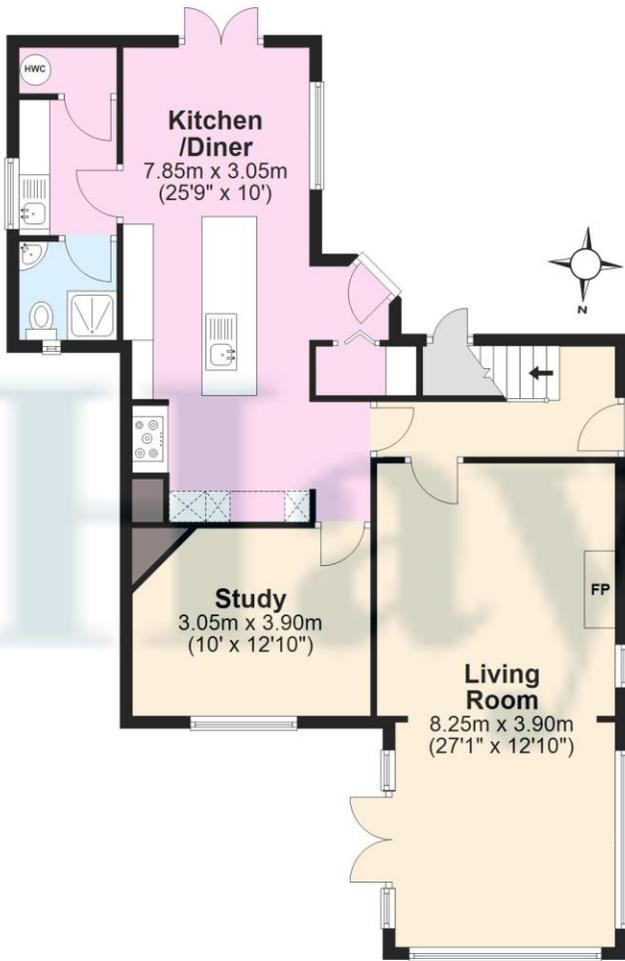


with W.C. On the first floor there are four bedrooms, including a large dual aspect master at the rear. The second bedroom has a range of fitted wardrobes and like bedroom three benefits from the elevated views across open countryside



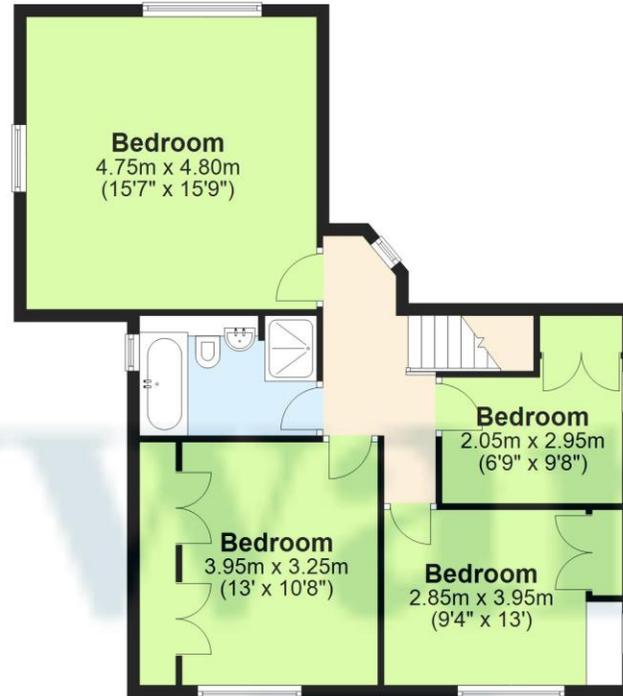
## Ground Floor

Approx. 85.1 sq. metres (916.0 sq. feet)



## First Floor

Approx. 72.3 sq. metres (777.8 sq. feet)



## Outbuilding

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 201.3 sq. metres (2167.1 sq. feet)

### Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtod.co.uk  
haywardtod.co.uk

### 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.