



**Hayward  
Tod**

**5 Bed Detached House & 2 Bed Annexe | Manor House | Kirkoswald | CA10 1DQ**  
**Offers In Excess Of £600,000**





An outstanding opportunity in the heart of a desirable Eden Valley village. Impressive period home, dated 1703, with the benefit of a two-bedroom annex and rear garden adjacent to Raven Beck. Requiring modernisation but offering significant potential for the right buyer.

entrance hall and stairs | sitting room | living room | dining room | breakfast kitchen | rear porch | ground floor shower room & W.C. | cellar stores | boiler room | conservatory | five first floor bedrooms | bathroom | separate W.C. | second bathroom | ANNEXE - open plan living kitchen on first floor | ground floor | two bedrooms | bathroom | rear driveway parking | lean-to store | rear garden | single glazing | oil fired central heating | mains connected, water, electricity and drainage | EPC pending | council tax band E | freehold | Grade II listed

#### APPROXIMATE MILEAGES

Lazonby & Kirkoswald Station 1.4 | Penrith 8 | M6 motorway 8 | Carlisle 18

#### WHY KIRKOSWALD?

Affectionately known by the locals as KO, Kirkoswald is an attractive, historic village in the Eden valley, with an active community and a variety of local amenities, alongside the neighbouring village of Lazonby. Kirkoswald has a primary school, shop and Pub, with Lazonby having the same, as well as a railway station on the picturesque Carlisle to Settle railway line. The M6 motorway and bustling market town of Penrith are just a short drive to the south, where there are a wider range of amenities and a station on the West Coast Mainline, offering direct trains to London Euston in just three hours. The Lake District National Park and the region's capital Carlisle is also within 20/30 minutes' drive.

#### ACCOMMODATION

Brimming with original features and character the property is beautifully proportioned with three generous reception

rooms, each with their own unique charm. A kitchen diner sits at the rear and provides access via a porch to the rear parking area. There are a range of cellar and storerooms at the rear of the property with a reduced head height doorway into the boiler room providing through access to a conservatory and then garden beyond. An impressive wooden staircase rises up from the central hallway, with a half landing where the internal access door to the annexe is located. There are two smaller double bedrooms then three larger double rooms across the front of the property. There are currently two bathrooms and a separate W.C. The annexe at the rear is an upside-down layout with an open plan living kitchen on the first floor. An external door provides access down a short flight of steps to the driveway side of the property. Internally, stairs lead down to two double bedrooms and a bathroom, which requires immediate renovation. There is also an external door at ground floor level. Externally the property has a small paved forecourt at the front and an area of hardstanding suitable for parking a vehicle at the rear. Access round to the rear garden is from here. The garden, requiring some TLC, is ample and overlooks the adjacent Raven Beck.





## 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.