



**Hayward
Tod**

4 bed, 1 ensuite Detached House | Wedge House | Faugh | Brampton | CA8 9EA
Guide Price £435,000





An impressive modern bespoke 4 bed detached house with south facing balcony beautifully located just outside the village east of Carlisle. Excellent dining kitchen open to balcony. Delightful sitting room open to west facing terrace. Ensuite bathroom. Separate shower room. Utility. Garage.

APPROXIMATE DISTANCES IN MILES

Warwick Bridge 2.9 | Brampton Golf Club 4.6 | Talkin Tarn Country Park 4.9 | Brampton 5.4 | M6 J43 5.8 | Central Carlisle - mainline station 7.9 | Lake District National Park - Caldbeck 21.5, Ullswater 28.8 | Penrith - mainline station 18.6 | Newcastle International Airport 51.9

ACCOMMODATION SUMMARY

Steps up to balcony and entrance | Hall and stairs | Sitting room | Fitted dining kitchen | Fitted utility room | Double bedroom one with ensuite bathroom | Bedroom two/study | Shower room | First floor landing with built in cupboard | Double bedroom three | Double bedroom four | Manageable gardens | Forecourt parking | Garage and workshop | Store | West facing lawned garden and terrace | Council Tax Band - D | Energy Performance Rating - C | Mains water and electricity | Private drainage | LPG central heating | Freehold

LOCATION

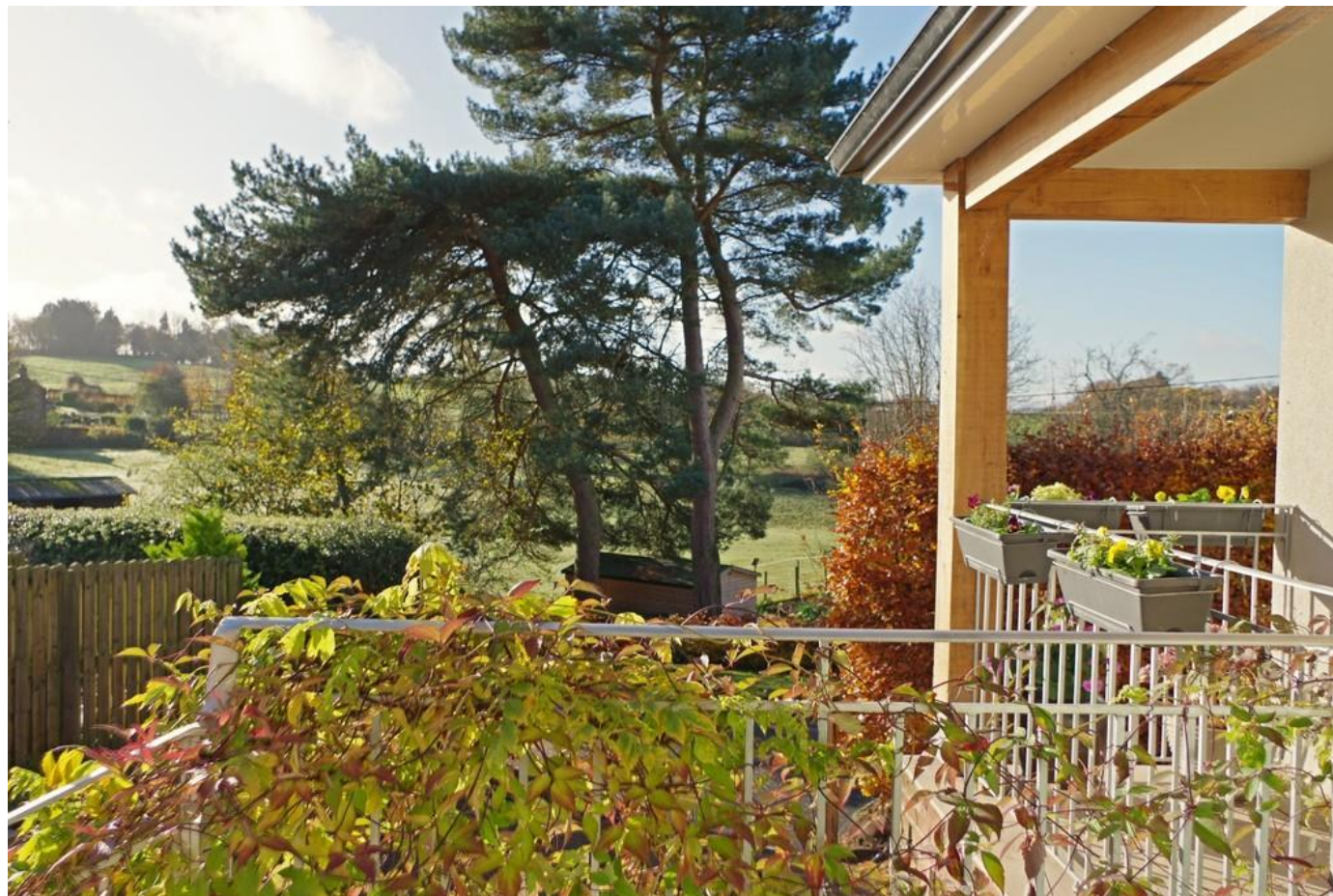
The property is pleasantly situated in a semi rural setting adjacent to two properties just outside the village of Faugh near Heads Nook. The location is convenient being handy for the A69 for the M6 and Carlisle to the west and east for Brampton and onward to Newcastle. Just 5/6 minutes away by car are the adjacent villages of Corby hill and Warwick Bridge. Here you will find an excellent range of amenities and services including a renowned butcher, doctors' surgery, petrol station with Spar, Co-op, Coffee shop, primary school and the Warwick Mill Business Village. The regional centre Carlisle provides a broad range of bars and eateries, leisure and retail opportunities. There are

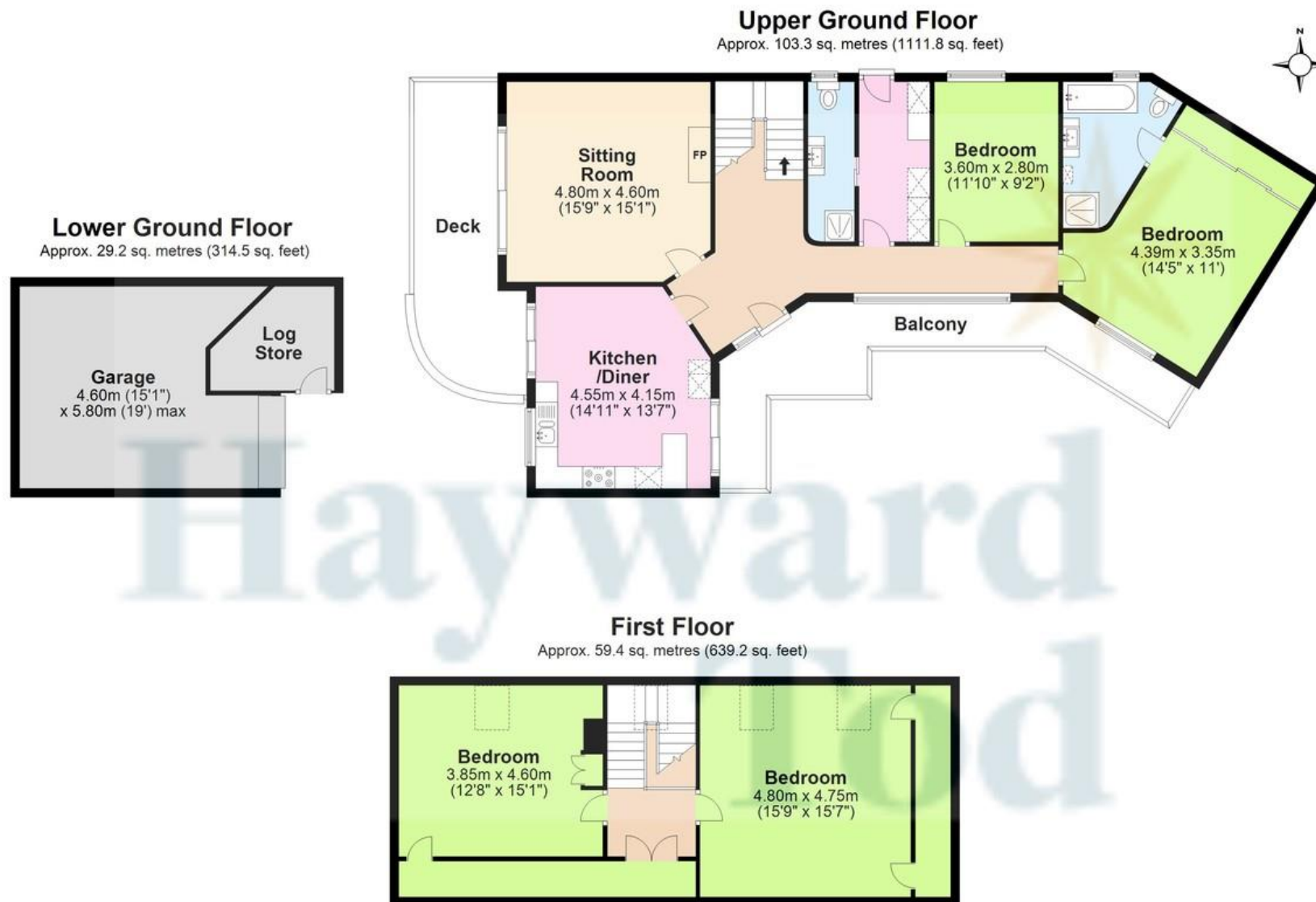


excellent communications by road for Eden Valley, Hadrian's Wall, the Lake District and Solway Coast. Carlisle is a railway city well served with direct services to London, Glasgow, Edinburgh, Manchester, Newcastle and many others.

DESCRIPTION

Wedge House is an appealing modern detached dwelling providing well balanced and attractively presented accommodation. The property is just two years old and offered in excellent order. It has been designed with thought for easy living and to take advantage of the site and setting. At the front a covered L-shaped balcony as a bright south facing aspect and provides a pleasant place to sit and enjoy the peace of the surroundings. The living space is excellent with both the sitting room and dining kitchen enjoying access out onto a west facing terrace. The sitting room has a wood burning stove great for cosy nights in. The kitchen is a stylish affair with a range of units featuring sleek worktops including a breakfast bar. The kitchen also benefits from east facing patio doors to the front balcony. Also on this floor are two bedrooms including the main ensuite bedroom, a shower room and utility. On the first floor are two further double bedrooms.





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.